



2016117908-63

**QUITCLAIM DEED  
FORMER WALTER REED ARMY MEDICAL CENTER  
WASHINGTON, D.C.**

THIS QUITCLAIM DEED dated NOVEMBER 10<sup>th</sup>, 2016 is made and entered into by and between the UNITED STATES OF AMERICA (hereinafter referred to as the "GRANTOR") acting by and through the Director of Real Estate, Headquarters, U.S. Army Corps of Engineers, under the authority contained in Section 2905(b) of the Defense Base Closure and Realignment Act of 1990 (Pub. L. No. 101-510; 10 U.S.C. § 2687 note as amended), and delegations and regulations promulgated thereunder (including the Memorandum for Commanding General, U.S. Army Corps of Engineers (CEMP-CR), Delegation of Authority to Acquire, Manage, and Dispose of Real Property dated June 8, 2015, General Order No. 2012-01, Assignment of Functions and Responsibilities Within Headquarters, Department of the Army, dated June 2012, and Memorandum ASA(I&E), Real Estate Actions -- Delegations of Authority, dated February 14, 2003), whose mailing address is U.S. Army Corps of Engineers, Baltimore District, ATTN: CENAB-RE-M, P.O. Box 1715, Baltimore, MD 21203-1715, and the DISTRICT OF COLUMBIA, a municipal corporation, whose mailing address is 1350 Pennsylvania Avenue, NW (Suite 317), Washington, D.C. 20004 (hereinafter referred to as the "GRANTEE").

**WITNESSETH THAT:**

THE GRANTOR, for and in consideration of the commitments by the GRANTEE expressed herein, does hereby GRANT, REMISE, RELEASE, AND FOREVER QUITCLAIM unto the GRANTEE, its successors and assigns, all right, title, and interest of the GRANTOR in and to those certain parcels of land situated, lying and being in the District of Columbia, containing approximately 66.09828 acres, and as more particularly described in Exhibit A and shown on Exhibit B, attached hereto and made a part hereof (hereinafter referred to as the "Property");

SUBJECT TO all valid and existing restrictions, reservations, covenants, conditions, and easements including, but not limited to, rights-of-way for railroads, highways, pipelines, and public utilities, if any, whether of public record or not;

TO HAVE AND TO HOLD the Property granted herein to the GRANTEE, its successors and assigns, together with all and singular the appurtenances, rights, powers and privileges thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, or claim whatsoever of the GRANTOR, either in law or in equity, and subject to the reservations, covenants, conditions and restrictions set forth in this Deed;

AND IT IS FURTHER AGREED AND UNDERSTOOD by and between the parties hereto that the GRANTEE, by its acceptance of this Deed, and as part of the consideration for the conveyance made herein, covenants and agrees for itself, its successors and assigns, forever, that this Deed is made and accepted upon each of the following covenants, conditions, and restrictions which shall be binding upon and enforceable against the GRANTEE, its successors and assigns in perpetuity by the GRANTOR and other interested parties as may be allowed by

*Ilw*

law; that the covenants, conditions, and restrictions set forth herein are a binding servitude on the Property and shall be deemed to run with the land in perpetuity; and that the failure to include the covenants, conditions, and restrictions in subsequent conveyances of the Property or portions thereof does not abrogate the status of the covenants, conditions and restrictions as binding upon the GRANTOR and the GRANTEE, its successors and assigns:

## **1. NON-DISCRIMINATION**

The GRANTEE covenants for itself, its successors, and assigns and every successor in interest to the Property hereby conveyed, or any part thereof, that the said GRANTEE and such successors and assigns shall not discriminate upon the basis of race, creed, color, religion, sex, disability, age, or national origin in the use, occupancy, sale, or lease of the Property, or in their employment practices conducted thereon. This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit; nor shall it apply with respect to religion to premises used primarily for religious purposes. The GRANTOR shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the Property hereby conveyed and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

## **2. PROPERTY COVERED BY NOTICE, DESCRIPTION, ACCESS RIGHTS, AND COVENANT MADE PURSUANT TO SECTION 120(h)(3)(A) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT OF 1980 (42 U.S.C. § 9620(h)(3)(A)):**

For the Property, the GRANTOR provides the following notice, description, and covenants and retains the following access rights:

### **2a. Notice Pursuant to Section 120(h)(3)(A)(i)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(I) and (II)):**

Pursuant to sections 120(h)(3)(A)(i)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §§ 9620(h)(3)(A)(i)(I) and (II)), available information regarding the type, quantity, and location of hazardous substances and the time at which such substances were stored, released, or disposed of, as defined in section 120(h), is provided in Exhibit C, attached hereto and made a part hereof.

### **2b. Description of Remedial Action Taken, if Any, Pursuant to Section 120(h)(3)(A)(i)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(III)):**

Pursuant to section 120(h)(3)(A)(i)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(III)), a description of the remedial action taken, if any, on the Property is provided in Exhibit C attached hereto and made a part hereof.

**2c. Covenant Pursuant to Sections 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §§ 9620(h)(3)(A)(ii) and (B)):**

Pursuant to sections 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §§ 9620(h)(3)(A)(ii) and (B)), the United States warrants that—

(a) all remedial action necessary to protect human health and the environment with respect to any hazardous substance identified pursuant to section 120(h)(3)(A)(i)(I) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 remaining on the Property has been taken before the date of this deed, and

(b) any additional remedial action found to be necessary after the date of this deed shall be conducted by the United States.

This covenant does not apply to the chlorinated solvent plume in the groundwater that is located under the portion of the Property described in Exhibit E-9 to the extent section 107(q) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9607(q)) would apply to the plume.

**2d. Access Rights Pursuant to Section 120(h)(3)(A)(iii) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(iii)):**

The United States retains and reserves a perpetual and assignable easement and right of access on, over, and through the Property, to enter upon the Property in any case in which a remedial action or corrective action is found to be necessary on the part of the United States, without regard to whether such remedial action or corrective action is on the Property or on adjoining or nearby lands. Such easement and right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, testpitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the United States to meet its responsibilities under applicable laws and as provided for in this instrument. Such easement and right of access shall be binding on the GRANTEE and its successors and assigns, and shall run with the land.

In exercising such easement and right of access, the United States shall provide the GRANTEE or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the Property and exercise its rights under this clause, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means to avoid and to minimize interference with the GRANTEE's and the GRANTEE's successors' and assigns' quiet enjoyment of the Property. At the completion of work, the work site shall be reasonably restored. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the Property at a reasonable charge to the United States. Excluding the reasonable charges for such utility services, no fee, charge, or compensation shall be due the GRANTEE, nor its successors

and assigns, for the exercise of the easement and right of access hereby retained and reserved by the United States.

In exercising such easement and right of access, neither the GRANTEE nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer or employee of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this clause: Provided, however, that nothing in this paragraph shall be considered as a waiver by the GRANTEE, its successors and assigns, of any remedy available to them under the Federal Tort Claims Act.

### **3. "AS IS" CONDITION OF PROPERTY**

A. The GRANTEE acknowledges that it has inspected or has had the opportunity to inspect the Property and accepts the condition and state of repair of the Property. The GRANTEE understands and agrees that the Property is conveyed "AS IS" without any representation, warranty, or guaranty by the GRANTOR as to quantity, quality, title, character, condition, size, or kind, or that the same is in a suitable condition or fit to be used for the purposes intended by the GRANTEE, and no claim for allowance or deduction upon such grounds shall be considered.

B. No warranties, either express or implied, are given with regard to the condition of the Property including, without limitation, whether the Property does or does not contain asbestos or lead-based paint. The GRANTEE shall be deemed to have relied solely on its own judgment in assessing the overall condition of the Property including, without limitation, any asbestos including ACM-wrapped buried pipelines, lead-based paint, lead-contaminated dust, PCBs or other condition in or on the buildings or other structures on the Property including transformer vaults, or pesticides on the Property. The failure of the GRANTEE to inspect or to exercise due diligence to be fully informed as to the condition of the Property shall not constitute grounds for any claim or demand against the GRANTOR.

C. Nothing in this "As Is" provision will be construed to modify or negate the GRANTOR's obligation under the "Covenant Pursuant to Sections 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §§ 9620(h)(3)(A)(ii) and (B))" or any other statutory obligations.

### **4. HOLD HARMLESS**

A. To the extent authorized by law, the GRANTEE, for itself, its successors and assigns, covenants and agrees to hold harmless the GRANTOR, its officers, agents, and employees from (1) any and all claims, damages, judgments, losses, and costs, including fines and penalties, arising out of the violation of the covenants, conditions, and restrictions in this Deed by the GRANTEE or by its successors and assigns during such party's interest in the Property hereby conveyed, or any part thereof, and (2) any and all claims, damages, judgments, losses, and costs arising out of, or in any manner predicated upon, exposure to asbestos including ACM-wrapped buried pipelines, lead-based paint, lead-contaminated dust, PCBs or other condition in or on the

buildings or other structures on the Property including transformer vaults, or pesticides after the date of conveyance made herein.

**B.** The GRANTEE, for itself, its successors and assigns, covenants and agrees that the GRANTOR shall not be responsible for any costs associated with modification or termination of the covenants, conditions, and restrictions in this Deed including, without limitation, any costs associated with additional investigation or remediation of asbestos, lead-based paint, lead-contaminated dust, PCBs or other condition in or on the buildings or other structures on the Property, including transformer vaults and buried pipelines, or pesticides.

**C.** Nothing in this "Hold Harmless" provision shall be construed to modify or negate the GRANTOR's obligation under the "Covenant Pursuant to Sections 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §§ 9620(h)(3)(A)(ii) and (B))" or any other statutory obligations.

## **5. POST-TRANSFER DISCOVERY OF CONTAMINATION**

**A.** If a release or threatened release of a hazardous substance is discovered on the Property after the date of this Deed, the GRANTEE, its successors or assigns shall be responsible for such release or threatened release of such newly discovered substance unless the GRANTEE, or its successors or assigns is able to demonstrate that such release or threatened release of such newly discovered substance was due to the GRANTOR's activities, use, or ownership of the Property. If the GRANTEE, or its successors or assigns believe the newly discovered substance is due to the GRANTOR's activities, use or ownership of the Property, the GRANTEE, or its successors or assigns shall immediately secure the site and notify the GRANTOR of the existence of the release or threatened release of the substance, and the GRANTEE, its successors and assigns shall not further disturb or allow the disturbance of such substance without the prior written permission of the GRANTOR.

**B.** The GRANTEE, for itself, its successors and assigns, as part of the consideration for the conveyance of the Property, hereby agrees to release the GRANTOR from any liability or responsibility for any claims arising solely out of the release or threatened release of any hazardous substance on the Property occurring after the date of this Deed, where such substance was placed on the Property after the date of this deed by the GRANTEE, or its successors, assigns, employees, invitees, agents, contractors, or any other person other than the GRANTOR. This "Post-Transfer Discovery of Contamination" provision shall not affect the GRANTOR's responsibilities to conduct response actions or corrective actions that are required by applicable laws, rules and regulations, including the GRANTOR's obligation under the "Covenant Pursuant to Sections 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §§ 9620(h)(3)(A)(ii) and (B))" or any other statutory obligations.

## **6. ENVIRONMENTAL PROTECTION PROVISIONS**

The Environmental Protection Provisions are at **Exhibit D**, which is attached hereto and made a part hereof. The GRANTEE shall neither transfer the Property, lease the Property, nor grant any interest, privilege, or license whatsoever in connection with the Property without the inclusion of the applicable Environmental Protection Provisions contained herein, and shall require the inclusion of the applicable Environmental Protection Provisions in all further deeds, easements, transfers, leases, or grant of any interest, privilege, or license.

## **7. ANTI-DEFICIENCY ACT**

The GRANTOR's obligation to pay or reimburse any money under this Deed is subject to the availability of funds appropriated for this purpose to the Department of the Army and nothing in this Deed shall be interpreted to require obligations or payments by the GRANTOR in violation of the Anti-Deficiency Act, 31 U.S.C. § 1341. Nothing in this "Anti-Deficiency Act" provision shall be construed to modify or negate the GRANTOR's obligation under the "Covenant Pursuant to Sections 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §§ 9620(h)(3)(A)(ii) and (B))" or any other statutory obligations.

## **8. NO WAIVER**

The failure of the GRANTOR to insist in any one or more instances upon complete performance of any obligation of the GRANTEE, or its successors or assigns required by the covenants, conditions, and restrictions set forth in this Deed shall not be construed as a waiver or a relinquishment of the GRANTOR's right to future performance of any such obligation of the GRANTEE or its successors or assigns required by said covenants, conditions, and restrictions, and such obligations of the GRANTEE, its successors and assigns shall continue in full force and effect.

## **9. EXHIBITS**

The following exhibits are attached hereto and made a part hereof:

Exhibit A	Description of Property
Exhibit B	Survey of Property
Exhibit C	CERCLA Notices
Exhibit D	Environmental Protection Provisions
Exhibit E-1	Parcel 1 Description
Exhibit E-2	Parcel 2 Description
Exhibit E-3	Parcel 3 Description
Exhibit E-4	Parcel 4 Description
Exhibit E-5	Parcel 5 Description
Exhibit E-6	Parcel 6 Description
Exhibit E-7	Parcel 7 Description
Exhibit E-8	Parcel 8 Description

Exhibit E-9 Parcel 9 Description

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the GRANTOR has caused this Deed to be executed in its name by the Director of Real Estate, Headquarters, U.S. Army Corps of Engineers, this 16<sup>th</sup> day of November 2016.

UNITED STATES OF AMERICA

By: \_\_\_\_\_

Brenda M. Johnson-Turner  
Director of Real Estate

### NOTARIAL CERTIFICATE

DISTRICT OF COLUMBIA )

) ss

CITY OF WASHINGTON )

I, Marcia A. Deville, a Notary Public in and for the District of Columbia, do hereby certify that on this the 10<sup>th</sup> day of NOVEMBER, 2016, Brenda M. Johnson-Turner, Director of Real Estate, Headquarters, U.S. Army Corps of Engineers, known to me or proven through satisfactory evidence of identity to be the person whose name is subscribed to the foregoing document, appeared in person and acknowledged before me that the signature on the document was voluntarily affixed by her for the purposes therein stated and that she had due authority to sign the document in the capacity therein stated.



Marcia A. Deville  
Notary Public  
Notary Registration No. \_\_\_\_\_


My commission expires the 30<sup>th</sup> day of NOVEMBER, 20 18.



## ACCEPTANCE BY GRANTEE

The GRANTEE hereby accepts this Deed subject to the reservations, covenants, conditions, and restrictions contained herein this 10<sup>th</sup> day of November 2016.

## DISTRICT OF COLUMBIA

By:   
Brian T. Kenner  
Deputy Mayor for Planning and Economic Development

REVIEWED:

By: *[Signature]*  
Office of the General Counsel

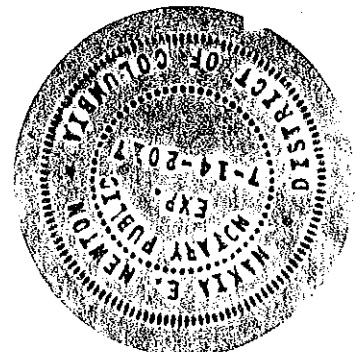
## NOTARIAL CERTIFICATE

DISTRICT OF COLUMBIA )  
 )  
 ) SS  
CITY OF WASHINGTON )

I, Nakia E. Newton, a Notary Public in and for the District of Columbia, do hereby certify that on this the 9 day of November, 2016, Brian T. Kenner, Deputy Mayor for Planning and Economic Development for the District of Columbia, known to me or proven through satisfactory evidence of identity to be the person whose name is subscribed to the foregoing document, appeared in person and acknowledged before me that the signature on the document was voluntarily affixed by him for the purposes therein stated and that he had due authority to sign the document in the capacity therein stated.

Notary Public

My commission expires the 14 day of July, 2017  
**NARIA B. NEWTON**  
**NOTARY PUBLIC DISTRICT OF COLUMBIA**  
 My Commission Expires July 14, 2017



**Exhibit A**  
**Description of Property**

**Description of A&T Lot 801  
Out of Part of Parcel 319/5  
October 12, 2016**

Being part of Parcel 319/5 more particularly described as follows:

**Commencing** at the southeast corner of said Parcel 319/5, said point also being the intersection of the north line of Aspen Street, N.W. (55' wide) and the west line of Georgia Avenue, N.W. (90' wide); thence **N 90°00'00" W 1,607.50 feet** to the **Point of Beginning**; thence

**N 90°00'00" W 702.12 feet**; thence

**N 00°00'00" E 335.65 feet** to a point on the southern right of way of Main Drive, N.W. (50' wide); thence running on the southern right of way of said street the following courses and distances

**N 44°29'02" E 6.84 feet** to a point on a curve to the right; thence

**226.10 feet** along the arc of said curve to the right having a radius of **439.50 feet** and a chord that bears **N 59°13'18" E for 223.61 feet** through a central angle of **29°28'32"**; thence

**N 73°57'34" E 4.86 feet** to a point on a curve to the left; thence

**30.88 feet** along the arc of said curve to the left having a radius of **87.50 feet** and a chord that bears **S 37°55'53" E for 30.72 feet** through a central angle of **20°13'05"** and a point on a curve to the left; thence

**204.94 feet** along the arc of said curve to the left having a radius of **141.50 feet** and a chord that bears **S 89°32'00" E for 187.49 feet** through a central angle of **82°59'01"** and a point on a curve to the left; thence

**31.34 feet** along the arc of said curve to the left having a radius of **87.50 feet** and a chord that bears **N 38°42'54" E for 31.17 feet** through a central angle of **20°31'17"** and a point on a curve to the left; thence

**14.33 feet** along the arc of said curve to the left having a radius of **100.00 feet** and a chord that bears **S 64°26'50" E for 14.32 feet** through a central angle of **08°12'41"** to a point of reverse curvature of a curve to the right; thence

**176.93 feet** along the arc of said curve to the right having a radius of **409.00 feet** and a chord that bears **S 56°09'36" E for 175.55 feet** through a central angle of **24°47'08"**; thence

**S 43°46'02" E 13.68 feet** to a point on a curve to the left; thence

**149.23 feet** along the arc of said curve to the left having a radius of **290.15 feet** and a chord that bears **S 58°30'05" E for 147.59 feet** through a central angle of **29°28'07"**; thence leaving said Main Drive, N.W. (50' wide) and running through, over and across said Parcel 319/5

**S 06°49'24" W 163.03 feet**; thence

**S 00°00'00" E 102.06 feet** to the Point of Beginning.

Containing a computed area of **277,692 square feet** or **6.37492 acres**.

Note: As to the date hereof the above described property is designated on the Records of the Assessor for the District of Columbia for assessment and taxation purposes as Lot numbered Eight Hundred and One (801) in Square Numbered Two Thousand, Nine Hundred and Fifty (2950).

**Description of A&T Lot 802  
Out of Part of Parcel 319/5  
October 12, 2016**

Being part of Parcel 319/5 more particularly described as follows:

**Commencing** at the southeast corner of said Parcel 319/5, said point also being the intersection of the north line of Aspen Street, N.W. (55' wide) and the west line of Georgia Avenue, N.W. (90' wide); thence **N 90°00'00" W 1,510.90 feet** to the **Point of Beginning**; thence

**N 90°00'00" W 96.60 feet**; thence

**N 00°00'00" E 102.06 feet**; thence

**N 06°49'24" W 163.03 feet** to a point on the southern right of way of Main Drive, N.W. (50' wide) and a point on a curve to the left; thence running on the southern right of way of said street

**97.86 feet** along the arc of said curve to the left having a radius of **290.15 feet** and a chord that bears **S 82°53'52" E for 97.40 feet** through a central angle of **19°19'27"**; thence leaving said Main Drive, N.W. (50' wide) and running through, over and across said Parcel 319/5

**S 06°49'24" W 163.44 feet**; thence

**S 00°00'00" E 89.61 feet** to the **Point of Beginning**.

Containing a computed area of **24,888 square feet** or **0.57136 acres**.

Note: As to the date hereof the above described property is designated on the Records of the Assessor for the District of Columbia for assessment and taxation purposes as Lot numbered Eight Hundred and Two (802) in Square Numbered Two Thousand, Nine Hundred and Fifty (2950).

**Description of Proposed A&T Lot 803  
Out of Part of A&T Lot 800  
October 12, 2016**

Being part of Parcel 319/5 and Parcel 319/4 more particularly described as follows:

**Beginning** at the southeast corner of said Parcel 319/5, said point also being the intersection of the north line of Aspen Street, NW (55' wide) and the west line of Georgia Avenue, NW (90' wide); thence

**N 90°00'00" W 1,510.90 feet**; thence leaving said north line of Aspen Street N.W. and running through, over and across said Parcel 319/5

**N 00°00'00" E 89.61 feet**; thence

**N 06°49'24" E 163.44 feet**; to a point on a curve to the right on the southern right of way of Main Drive, N.W. (75' wide); thence running on the southern right of way of said drive the following courses and distances

**247.09 feet** along the arc of said curve to the right having a radius of **290.15 feet** and a chord that bears **N 68°09'49" W for 239.69 feet** through a central angle of **48°47'34"**; thence

**N 43°46'02" W 13.68 feet** to a point on a curve to the left; thence

**176.93 feet** along the arc of said curve to the left having a radius of **409.00 feet** and a chord that bears **N 56°09'36" W for 175.55 feet** through a central angle of **24°47'08"** to a point of reverse curvature of a curve to the right; thence

**14.33 feet** along the arc of said curve to the right having a radius of **100.00 feet** and a chord that bears **N 64°26'50" W for 14.32 feet** through a central angle of **08°12'41"**; thence

**31.34 feet** along the arc of said curve to the right having a radius of **87.50 feet** and a chord that bears **S 38°42'54" W for 31.17 feet** through a central angle of **20°31'17"**; thence

**204.94 feet** along the arc of said curve to the right having a radius of **141.50 feet** and a chord that bears **N 89°32'00" W for 187.49 feet** through a central angle of **82°59'01"**; thence

**30.88 feet** along the arc of said curve to the right having a radius of **87.50 feet** and a chord that bears **N 37°55'53" W for 30.72 feet** through a central angle of **20°13'05"**; thence

**S 73°57'34" W 4.86 feet** to a point on a curve to the left; thence

**226.10 feet** along the arc of said curve to the left having a radius of **439.49 feet** and a chord that bears **S 59°13'18" W for 223.61 feet** through a central angle of **29°28'32"**; thence

**S 44°29'02" W 6.84 feet**; thence

**S 00°00'00" E 335.65 feet** to a point on the north line of Aspen Street N.W. (55' wide); thence running on the north line of said street the following course and distance

**N 90°00'00" W 219.50 feet** to a point on the eastern right of way of 16<sup>th</sup> Street N.W. (160' wide); thence running on the eastern right of way of said street the following course and distance

**N 00°05'00" E 293.38 feet**; thence leaving said eastern right of way of 16<sup>th</sup> Street N.W. (160' wide) and running through, over and across said Parcel 319/5

**N 89°54'51" E 11.33 feet** to a point on a curve to the left; thence

**15.34 feet** along the arc of said curve to the left having a radius of **50.00 feet** and a chord that bears **N 81°07'24" E for 15.28 feet** through a central angle of **17°34'51"**; thence

**N 72°19'59" E 95.12 feet** to a point on a curve to the left; thence

**63.19 feet** along the arc of said curve to the left having a radius of **130.00 feet** and a chord that bears **N 58°24'31" E for 62.57 feet** through a central angle of **27°50'58"**; thence

**N 44°29'02" E 25.46 feet** to a point on a curve to the right; thence

**251.82 feet** along the arc of said curve to the right having a radius of **489.50 feet** and a chord that bears **N 59°13'18" E for 249.05 feet** through a central angle of **29°28'32"**; thence

**N 73°57'34" E 23.63 feet** to a point on a curve to the left; thence

**20.42 feet** along the arc of said curve to the left having a radius of **23.00 feet** and a chord that bears **N 48°31'20" E for 19.76 feet** through a central angle of **50°52'48"**; thence

**S 70°23'43" E 26.29 feet** to a point on a curve to the left; thence

**48.71 feet** along the arc of said curve to the left having a radius of **37.50 feet** and a chord that bears **S 10°49'33" E for 45.36 feet** through a central angle of **74°25'44"**; thence

**132.52 feet** along the arc of said curve to the left having a radius of **91.50 feet** and a chord that bears **S 89°32'01" E for 121.24 feet** through a central angle of **82°59'01"**; thence

**49.77 feet** along the arc of said curve to the left having a radius of **37.50 feet** and a chord that bears **N 10°57'06" E for 46.20 feet** through a central angle of **76°02'57"**; thence

**N 49°17'44" E 38.87 feet**; thence

**S 40°42'16" E 39.33 feet** to a point on a curve to the left; thence

**24.30 feet** along the arc of said curve to the left having a radius of **50.00 feet** and a chord that bears **S 54°37'43" E for 24.06 feet** through a central angle of **27°50'54"**; thence

**198.56 feet** along the arc of said curve to the right having a radius of **459.00 feet** and a chord that bears **S 56°09'36" E for 197.01 feet** through a central angle of **24°47'08"**; thence

**S 43°46'02" E 13.68 feet** to a point on a curve to the left; thence

**429.36 feet** along the arc of said curve to the left having a radius of **240.15 feet** and a chord that bears **N 85°00'48" E for 374.42 feet** through a central angle of **102°26'20"**; thence

**N 33°47'38" E 37.24 feet** to a point on a curve to the right; thence

**164.95 feet** along the arc of said curve to the right having a radius of **1,500.00 feet** and a chord that bears **N 36°56'39" E for 164.87 feet** through a central angle of **6°18'02"**; thence

**N 40°05'40" E 158.37 feet**; thence

**N 00°00'00" E 589.03 feet**; thence



**N 90°00'00" E 116.75 feet; thence**

**N 00°00'00" E 740.26 feet** to a point on the southern right of way of Fern Avenue;  
thence

**N 90°00'00" E 1,134.28 feet** to a point on the western right of way of Georgia Ave;  
thence

**S 04°45'00" W 2,028.30 feet** to the **Point of Beginning**.

**LESS AND EXCEPT THEREFROM**

Being part of Parcel 319/5 more particularly described as follows:

**Commencing** at the northeast corner of said Parcel 319/5, said point also being the intersection of the south line of Fern Street, N.W. (60' wide) and the west line of Georgia Avenue, N.W. (90' wide); thence on said south line **N 90°00'00" W 891.07 feet** to a point; thence leaving said south line of Fern Street, N.W. (60' wide) and running through, over and across said Parcel 319/5 **S 00°00'00" E 53.71 feet** to the **Point of Beginning**; thence

**S 00°00'00" E 50.00 feet; thence**

**N 90°00'00" W 50.00 feet; thence**

**N 00°00'00" E 50.00 feet; thence**

**N 90°00'00" E 50.00 feet** to the **Point of Beginning**.

**LESS AND EXCEPT THEREFROM**

Being part of Parcel 319/5 more particularly described as follows:

**Commencing** at the southeast corner of said Parcel 319/5, said point also being the intersection of the north line of Aspen Street, N.W. (55' wide) and the west line of Georgia Avenue, N.W. (90' wide); thence on said west line **N 04°45'00" E 953.38 feet** to a point; thence leaving said west line of Georgia Avenue, N.W. (90' wide) and running through, over and across said Parcel 319/5 **N 90°00'00" W 601.09 feet** to the **Point of Beginning**; thence

S 00°00'00" E 50.00 feet; thence  
N 90°00'00" W 50.00 feet; thence  
N 00°00'00" E 50.00 feet; thence  
N 90°00'00" E 50.00 feet to the **Point of Beginning**.

**LESS AND EXCEPT THEREFROM**

Being part of Parcel 319/5 more particularly described as follows:

**Commencing** at the southeast corner of said Parcel 319/5, said point also being the intersection of the north line of Aspen Street, N.W. (55' wide) and the west line of Georgia Avenue, N.W. (90' wide); thence on said west line **N 04°45'00" E 180.80 feet** to a point; thence leaving said west line of Georgia Avenue, N.W. (90' wide) and running through, over and across said Parcel 319/5 **N 90°00'00" W 674.75 feet** to the **Point of Beginning**; thence

S 00°00'00" E 50.00 feet; thence  
N 90°00'00" W 50.00 feet; thence  
N 00°00'00" E 50.00 feet; thence  
N 90°00'00" E 50.00 feet to the **Point of Beginning**.

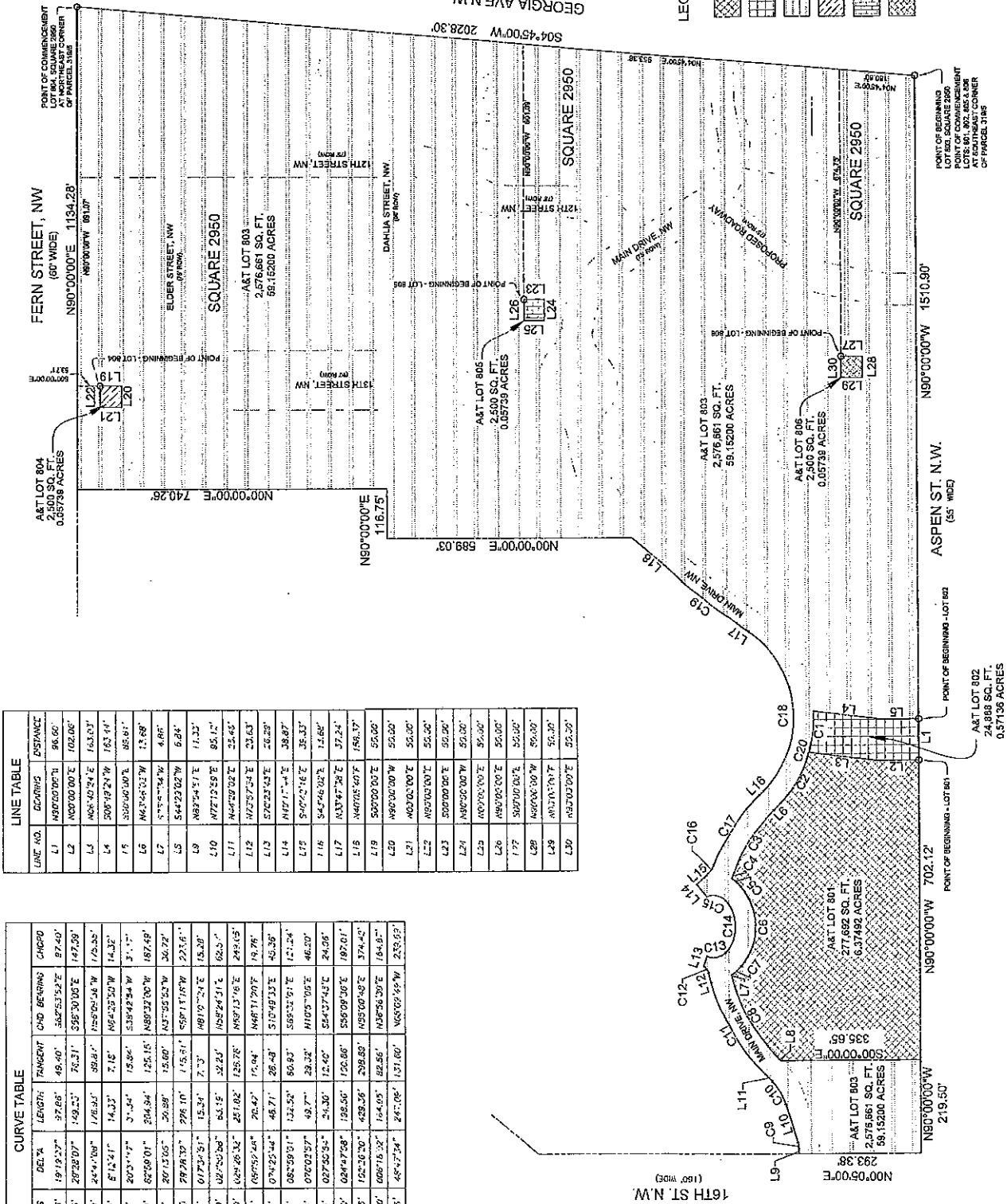
Containing a computed area of **2,576,661 square feet** or **59.15200 acres**.

Note: As to the date hereof the above described property is designated on the Records of the Assessor for the District of Columbia for assessment and taxation purposes as Lot numbered Eight Hundred and Three (803) in Square Numbered Two Thousand, Nine Hundred and Fifty (2950).

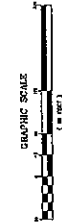
**Exhibit B**  
**Survey of Property**

CURVE NO.	BEARINGS	DELTA	LENGTH	TANGENT	CHORD BEARINGS	CHORD
C1	290.15°	191.53°	97.66'	46.40'	335°53'52"E	97.40'
C2	290.15°	207.50°	149.23'	76.31'	335°30'00"E	147.39'
C3	495.00°	444°10'00"	176.83'	88.81'	155°00'00"W	175.35'
C4	100.00°	5°15'31"	14.33'	7.16'	89°43'50"W	14.32'
C5	27.50°	203°11'27"	3.54'	1.86'	53°49'34"W	3.11'
C6	141.50°	80°50'01"	204.34'	125.15'	189°33'00"W	187.49'
C7	57.50°	201°35'05"	26.98'	15.60'	13°55'53"W	26.72'
C8	429.50°	28°28'30"	296.10'	15.31'	58°11'17"W	225.61'
C9	50.00°	01°33'51"	15.34'	7.33'	148°19'24"E	15.28'
C10	150.00°	02°20'08"	54.15'	22.83'	108°24'51"E	52.51'
C11	464.50°	02°46'32"	251.02'	125.78'	189°13'18"E	249.15'
C12	21.00°	08°59'44"	20.42'	15.94'	148°11'20"E	19.76'
C13	37.50°	0°42'54"	48.71'	28.48'	51°04'33"E	45.36'
C14	91.50°	08°59'01"	124.52'	60.83'	59°33'51"E	121.24'
C15	37.50°	07°03'57"	48.77'	28.32'	110°51'05"E	46.20'
C16	50.00°	02°50'54"	24.30'	12.40'	58°43'42"E	24.56'
C17	455.00°	02°47'28"	158.56'	120.86'	59°09'30"E	182.61'
C18	240.15°	152°30'20"	428.56'	298.88'	105°00'48"E	374.40'
C19	150.00°	00°16'32"	164.05'	82.55'	138°58'30"E	164.81'
C20	290.15°	48°47'24"	247.06'	131.80'	165°03'45"W	233.63'

LINE NO.	BEARINGS	DISTANCE
L1	N90°00'00"E	96.00'
L2	N90°00'00"E	102.00'
L3	N90°00'00"E	163.03'
L4	S00°00'00"W	163.14'
L5	S00°00'00"W	88.91'
L6	N45°00'00"E	11.88'
L7	S45°00'00"W	4.86'
L8	S44°22'02"W	6.24'
L9	N89°45'11"E	11.33'
L10	N72°12'55"E	85.12'
L11	N44°29'02"E	25.65'
L12	N72°57'24"E	23.63'
L13	S70°23'43"E	26.20'
L14	N71°17'42"E	38.87'
L15	S40°2'16"E	35.43'
L16	S45°43'02"E	1.68'
L17	N33°47'28"E	37.24'
L18	N60°05'40"E	159.37'
L19	S00°00'00"E	55.68'
L20	N90°00'00"W	59.20'
L21	N40°30'00"E	55.00'
L22	N90°00'00"E	55.50'
L23	S00°00'00"E	50.90'
L24	N90°00'00"W	59.00'
L25	N07°00'00"E	55.90'
L26	N89°00'00"E	50.00'
L27	S00°00'00"E	52.00'
L28	N60°00'00"W	56.00'
L29	N03°00'00"E	59.20'
L30	N90°00'00"E	55.20'



DATE	BY	CHKD	APPD
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		



DATE	BY	CHKD	APPD
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		
10/1/2011	AMT, LLC		

PROPOSED A&T LOT 801  
WALTER REED ARMY MEDICAL CENTER  
SHOWING THE CENTER OF PARCEL 5184 & 2195  
WASHINGTON  
DISTRICT OF COLUMBIA  
PAGE 1  
1 of 9

**Exhibit C**  
**CERCLA Notices**

## EXHIBIT C

### NOTIFICATION OF HAZARDOUS SUBSTANCE STORAGE, RELEASE, OR DISPOSAL

Site ID/Building Number	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
7(4)HS/HR: Manhole 29 Near Building 1 Transformer Explosion	PCBs	1992/1993	In April and June 2016, the transformer vault surfaces were cleaned using double rise/wash methodology, with kerosene as a solvent. The confirmatory samples remained above the TSCA action levels. Pursuant to 40 CFR § 761.31(p), the vault floor and walls were encapsulated on October 31, 2016. The walls and floors were encapsulated using two coats of contrasting color epoxy material. EPA concurrence received on October 11, 2016.  If the transformer vault is not used in the future, the area shall be handled in accordance with relevant regulations, including the removal of the transformer vault.
Former Greenhouses East of Building 83	Pesticides (DDT)	1997/1998	Complete. Greenhouses located east of Building 83 were torn down in 1997/1998. Soils contaminated with DDT were identified, and between 20 and 40 tons of soil were excavated and disposed off-site. A monitoring well closest to this site was sampled for full suite of pesticides in 2007. The analytical results for pesticides were below detection limits.
Building 2 Transformer Rooms	PCBs	2012	Complete. Oil in the transformers tested negative for PCBs. However, oil staining on the transformer pads tested positive for PCBs. All areas were cleaned to below detection limits and encapsulated. No evidence of a release.
Accumulated Groundwater in Steam Tunnel – Building 15	PCBs	2010	Trace amounts of PCBs have been detected in accumulated groundwater in the steam tunnel. Sampling in 2014 identified concentrations at 0.00004 µg/L, below EPA's recommended level of PCBs in the water column for protection of human health and the environment (0.000064µg/L). There has been no release; however, Army characterizes and disposes of accumulated water in the steam tunnel in accordance with all applicable federal, state, and local requirements. See the ECP, ECP Update, and the Army's sanitary

			sewer discharge permit (No. 0513-945) for additional information. Management and disposal of accumulated water in the steam tunnel after the property is transferred will be the responsibility of the new owner.
Tetrachloro-ethylene in Groundwater at Building 4 Pump Station	Tetrachloro-ethylene	Unknown	<p>No remedial action; the release of sump groundwater to the stormwater system is a permitted release under DC's MS4 permit. The DOEE required-monitoring plan requires quarterly VOC sampling at the Building 4 pump station sump. It also details the processes to follow if NAPL is discovered, or if the concentration of tetrachloroethylene increases.</p> <p>DOEE concurred with this plan on November 3, 2016.</p>
Tetrachloro-ethylene groundwater plume in northeast corner.	Tetrachloro-ethylene	Unknown	<p>This is not a release that the Army is required to remediate pursuant to CERCLA § 107(q). However, to prevent human exposure to contaminants in the groundwater and consistent with the requirements of CERCLA § 107(q)(1)(A)(iii)(III), the Army will place a land use restriction in the deed that prohibits accessing groundwater without DOEE approval and requires a VI barrier be placed in all new construction.</p>
<p>* The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or 'Superfund') 42 U.S.C. §9620(h). This table provides information on the storage of hazardous substances for one year or more in quantities greater than or equal to 1,000 kilograms or the hazardous substances CERCLA reportable quantity (whichever is greater). In addition, it provides information on the known release of hazardous substances in quantities greater than or equal to the substances CERCLA reportable quantity. See 40 CFR Part 373.</p>			

**Exhibit D**  
**Environmental Protection Provisions**



## 1. LAND USE RESTRICTIONS

The United States Department of the Army has undertaken careful environmental study of the Property and concluded that these land use restrictions are required to ensure protection of human health and the environment. The Grantee, its successors and assigns, shall not undertake nor allow any activity on, or use of, the portion of the Property described in Exhibit E-9 that would violate the following land use restrictions.

**Groundwater Access Restriction.** The Grantee is hereby informed and acknowledges that the Grantor has detected in ground water under the portion of the Property described in Exhibit E-9 levels of tetrachloroethylene above drinking water standards. The Grantee, its successors and assigns, shall not access or use ground water underlying the portion of the Property described in Exhibit E-9 for any purpose without the prior written approval of the District of Columbia Department of Energy and Environment (DOEE). Access to groundwater is allowed on a limited basis for construction related activities (such as dewatering) upon prior written approval from the DOEE. For the purpose of this restriction, "ground water" shall have the same meaning as in section 101(12) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), as amended.

**Vapor Barrier Requirement.** The Grantee, its successors and assigns, shall not construct any building on the portion of the Property described in Exhibit E-9 without first installing a vapor intrusion barrier under the subslab of such building. The Grantee, its successors and assigns, shall consult with DOEE concerning proper specifications for the vapor intrusion barrier and obtain DOEE approval of the vapor barrier construction plan prior to installation.

**Modification of Land Use Restrictions.** Nothing contained herein shall preclude the Grantee, its successors or assigns from undertaking, in accordance with applicable laws and regulations and without any cost to the Grantor, such environmental response or corrective action as would be necessary to allow for a use of the Property restricted or prohibited by the land use restrictions set forth herein. Prior to any such use of the Property, the Grantee shall consult with and obtain the approval of the DOEE. Upon the Grantee's obtaining the approval of DOEE, the Grantor agrees to prepare, execute, and provide to the Grantee an instrument modifying or terminating, as appropriate, the land use restrictions set forth herein. The recordation of any such instrument shall be the responsibility of the Grantee and shall be accomplished at no additional cost to the Grantor.

**Submission of Requests for Modification or Termination.** The Grantee, its successors and assigns shall submit any requests for modification of the land use restrictions set forth herein to the Grantor and the DOEE by first class mail, postage prepaid, addressed as follows:

Department of the Army  
ATTN: DAIM-ODB  
600 Army Pentagon  
Washington, DC 20310-0600

DOEE –  
Department of the Energy & Environment  
1200 First Street, NE  
Washington, DC 20002

## **2. NOTICE OF THE PRESENCE OF ASBESTOS AND COVENANT**

The GRANTEE is hereby informed and does acknowledge that friable and non-friable asbestos or asbestos-containing material (ACM) has been found on the portions of the Property described in **Exhibits E-1, E-3, E-4, E-5 and E-6**. The portions of the Property described in **Exhibits E-1, E-3, E-4, E-5 and E-6** may contain improvements, such as buildings, facilities, equipment, and pipelines, above and below the ground, that contain friable and non-friable asbestos or ACM. The Occupational Safety and Health Administration (OSHA) and the U.S. Environmental Protection Agency have determined that unprotected or unregulated exposure to airborne asbestos fibers increases the risk of asbestos-related diseases, including certain cancers that can result in disability or death.

The following buildings on the portions of the Property described in **Exhibits E-1, E-3, E-4, E-5 and E-6** contain friable asbestos: 1, 2, 4, 7, 8, 9, 11, 12, 14, 15, 16, 17, 31, 38, 48, 49, 82, 83, 84, 88, 90, 91, 92, and T-20. As part of the consideration for the conveyance herein, the GRANTEE, for itself, its successors and assigns hereby covenants and agrees to undertake any and all asbestos abatement or remediation in the said buildings or utility tunnels on the Property described in **Exhibits E-1, E-3, E-4, E-5 and E-6** that may be required under applicable laws or regulations relating to asbestos at no expense to the GRANTOR and that its use and occupancy of the portions of the Property described in **Exhibits E-1, E-3, E-4, E-5 and E-6** shall be in compliance therewith.

The GRANTEE for itself, its successors and assigns hereby covenants and agrees that its use and occupancy of the portions of the Property described in **Exhibits E-1, E-3, E-4, E-5 and E-6** shall be in compliance with all applicable laws and regulations relating to asbestos and ACM.

The GRANTEE acknowledges that it has inspected or has had the opportunity to inspect the portions of the Property described in **Exhibits E-1, E-3, E-4, E-5 and E-6** as to its asbestos and ACM condition and any hazardous or environmental conditions relating thereto. The GRANTEE shall be deemed to have relied solely on its own judgment in assessing the condition of all or any portion of the Property described in **Exhibits E-1, E-3, E-4, E-5 and E-6** with respect to any asbestos or ACM hazards or concerns.

## **3. NOTICE OF THE PRESENCE OF LEAD-BASED PAINT AND COVENANT LIMITING THE USE OF THE PROPERTY FOR RESIDENTIAL PURPOSES**

A. The GRANTEE is hereby informed and does acknowledge that all buildings on the portion of the Property described in **Exhibits E-1, E-3, E-4 and E-6**, which were constructed or rehabilitated prior to 1978, are presumed to contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Every purchaser of any interest in Residential Real Property on which a residential dwelling was built prior to 1978 is notified

that there is a risk of exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

B. The GRANTEE for itself, its successors and assigns hereby covenants and agrees that it shall not permit the occupancy or use of any buildings or structures on the portion of the Property described in Exhibits E-1, E-3, E-4 and E-6 as Residential Property, as defined under 24 Code of Federal Regulations Part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of any building or structure on the portion of the Property described in Exhibits E-1, E-3, E-4 and E-6 where its use subsequent to conveyance is intended for residential habitation, the GRANTEE specifically agrees to perform, at its sole expense, the Grantor's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992).

C. The GRANTEE acknowledges that it has inspected or has had the opportunity to inspect the portion of the Property described in Exhibits E-1, E-3, E-4 and E-6 as to its lead-based paint content and condition and any hazardous or environmental conditions relating thereto. The GRANTEE shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the portion of the Property described in Exhibits E-1, E-3, E-4 and E-6, including, without limitation, any lead-based paint hazards or concerns.

#### **4. PESTICIDE NOTICE AND COVENANT**

The GRANTEE is hereby notified and acknowledges that registered pesticides have been applied to the Property and may continue to be present thereon. The GRANTOR and GRANTEE know of no use of any registered pesticide in a manner (1) inconsistent with its labeling or with the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) (7 U.S.C. § 136 et seq.) and other applicable laws and regulations, or (2) not in accordance with its intended purpose.

The GRANTEE hereby covenants and agrees for itself, its successors and assigns that if the GRANTEE takes any action with regard to the Property, including demolition of structures or any disturbance or removal of soil that may expose, or cause a release of, a threatened release of, or an exposure to any such pesticide, the GRANTEE assumes all responsibility and liability therefor.

#### **5. PCB NOTIFICATION AND COVENANT**

The Grantee is hereby informed that all equipment containing polychlorinated biphenyls (PCBs), including 27 pad-mounted transformers and 12 vault transformers, has been removed from the portions of the Property described in Exhibits E-1, E-3, E-4 and E-9. Grantor believes that (a) any PCB contamination or spills related to such equipment have been properly remediated prior to conveyance, and (b) that PCBs are present on the portion of the Property described in Exhibits E-1, E-3, E-4 and E-9 in an amount that is below Comprehensive Environmental Response and Liability Act (CERCLA) reportable quantity and no remedial action is required at the following locations: water accumulations in some transformer vaults (Buildings 1, 6, 7, 11, 12, 15, 17, 38, 88, 91 and transformer between Buildings 1 and 2), and in

the steam tunnel near Building 15 contain trace amounts of PCBs. Any water removed from these locations must be characterized, managed, and disposed of in accordance with all applicable federal, state, and local requirements.

The Grantee, for itself, its successors and assigns covenants and agrees that its management and disposal of any PCBs containing wastes which it generates on the portion of the Property described in Exhibits E-1, E-3, E-4 and E-9 by the removal of water that has accumulated in the transformer vaults and the steam tunnel shall be in compliance with all applicable laws and regulations relating to PCBs.

The Grantee for itself, its successors and assigns covenants and agrees that if the Grantee takes any action with regard to the portion of the Property described in Exhibits E-1, E-3, E-4 and E-9, including demolition of the aforementioned structures, that may cause a release of, a threatened release of or exposure to PCBs, which were in or on a structure or PCB containing equipment, the Grantee assumes all responsibility and liability therefor.

The Grantee acknowledges that it has inspected or has had the opportunity to inspect the portion of the Property described in Exhibits E-1, E-3, E-4 and E-9 as to the presence of PCBs and PCB containing equipment and any other hazardous or environmental conditions relating thereto. The Grantee shall be deemed to have relied solely on its own judgment in assessing the condition of the Property described in Exhibits E-1, E-3, E-4 and E-9 including, without limitation, any PCB hazards or concerns.

Nothing in this "PCB Notification and Covenant" provision shall be construed to modify or negate the GRANTOR's obligation under the "Covenant Pursuant to Section 120(h)(3)(A) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A))" or any other statutory obligation.

## **6. NOTICE OF LEAD-CONTAMINATED DUST AND COVENANT**

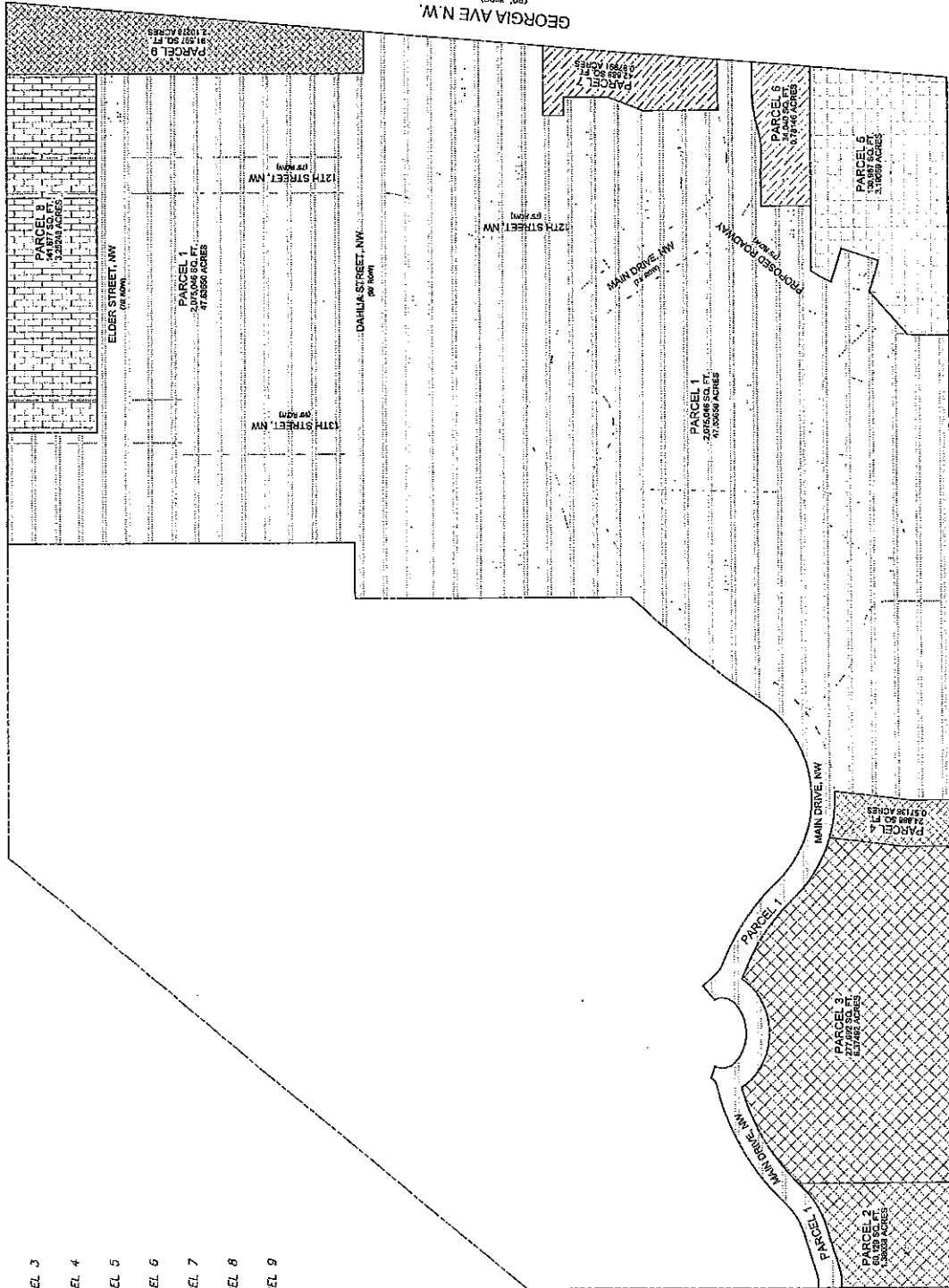
Building 2 on the Property was formerly used to fabricate lead shielding for patients undergoing radiation treatment. Lead-contaminated dust in said Building 2 was remediated and confirmation sampling indicates lead concentrations below 200 µg/ft<sup>2</sup>. The Grantee is hereby notified that additional remediation of lead-contaminated dust may be necessary to allow for a particular use of said Building 2 or to comply with applicable law or regulations. The Grantee, for itself, its successors and assigns hereby covenants and agrees to be solely responsible for the cost of any such additional remediation of lead contaminated dust that may be required in Building 2 after the date of conveyance herein.

**Exhibit E-1**  
**Parcel 1 Description**

LEGEND:

- PARCEL 1
- PARCEL 2
- PARCEL 3
- PARCEL 4
- PARCEL 5
- PARCEL 6
- PARCEL 7
- PARCEL 8
- PARCEL 9

FERN STREET, NW  
(60' WIDE)



16TH ST. N.W.  
(60' WIDE)

ASPEN ST. N.W.  
(60' WIDE)

**AMT, LLC**  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
WASHINGTON, D.C.  
PRINCIPAL ENGINEER: JAMES H. HARRIS

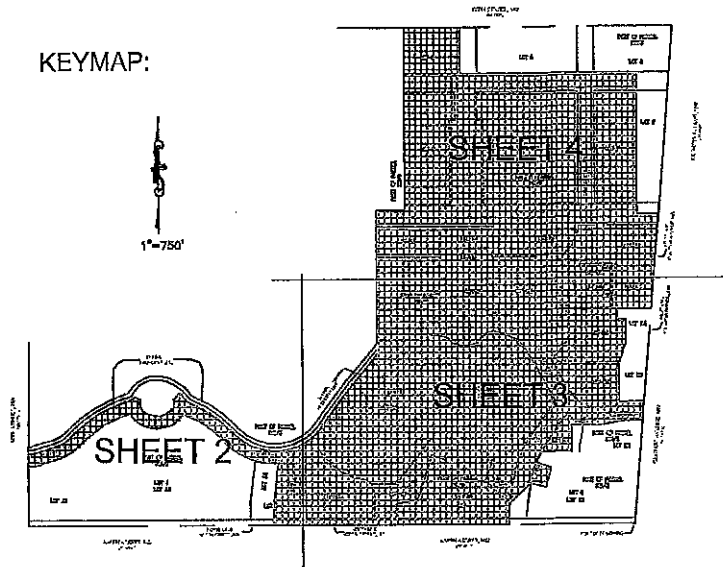
NO.	DATE	BY	CHKD.	DESCRIPTION
1	10/1/2017	JHH	JHH	PRELIMINARY
2	10/1/2017	JHH	JHH	FINAL



OVERALL EXHIBIT  
PARCELS EXHIBITS  
WALTERS ARMY MEDICAL CENTER  
WASHINGTON  
DISTRICT OF COLUMBIA  
WARD 1

SCALE	DATE	BY	CHKD.	DESCRIPTION
1"=40'	10/1/2017	JHH	JHH	PRELIMINARY
1"=40'	10/1/2017	JHH	JHH	FINAL

KEYMAP:



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N00°00'00"E	89.61'
L2	N06°49'24"E	163.44'
L3	N43°46'02"W	13.68'
L4	S73°57'34"W	4.86'
L5	S44°29'02"W	26.46'
L6	S72°19'59"W	95.12'
L7	S89°54'51"W	11.48'
L8	N00°05'00"E	50.00'
L9	N89°54'51"E	11.33'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L10	N72°19'59"E	95.12'
L11	N44°29'02"E	25.46'
L12	N73°57'34"E	23.63'
L13	S70°23'43"E	26.29'
L14	N49°17'44"E	38.87'
L15	S40°42'16"E	39.33'
L16	S43°46'02"E	13.68'
L17	N33°47'38"E	37.24'
L18	N40°05'40"E	158.37'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L19	N90°00'00"W	146.68'
L20	S00°00'00"E	44.36'
L21	N90°00'00"E	39.06'
L22	S00°00'00"E	95.54'
L23	S21°06'49"W	83.55'
L24	S00°00'00"E	164.26'
L25	N90°00'00"E	65.38'
L26	N90°00'00"W	59.15'
L27	N90°00'00"W	79.04'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L28	S00°00'00"E	107.56'
L29	N90°00'00"W	136.78'
L30	S71°59'57"E	72.69'
L31	S17°50'14"W	84.25'
L32	N72°52'30"W	67.70'
L33	S47°58'05"W	122.03'
L34	S00°00'00"E	55.28'

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHD BEARING	CHORD
C1	290.15'	48°47'34"	247.09'	131.60'	N68°09'49"W	239.69'
C2	409.00'	24°47'08"	176.93'	89.87'	N56°09'36"W	175.55'
C3	100.00'	8°12'41"	14.33'	7.18'	N64°26'50"W	14.32'
C4	87.50'	20°31'17"	31.34'	15.84'	S38°42'54"W	31.17'
C5	141.50'	82°59'01"	204.94'	125.15'	N89°32'00"W	187.49'
C6	87.50'	20°13'05"	30.88'	15.60'	N37°55'53"W	30.72'
C7	439.50'	29°28'32"	226.10'	115.61'	S59°13'18"W	223.61'
C8	180.00'	27°50'58"	87.49'	44.63'	S58°24'31"W	88.63'
C9	100.00'	17°34'51"	30.68'	15.46'	S81°07'24"W	30.56'
C10	50.00'	17°34'51"	15.34'	7.73'	N81°07'24"E	15.28'
C11	130.00'	27°50'58"	63.19'	32.23'	N58°24'31"E	62.57'
C12	489.50'	29°28'32"	251.82'	128.76'	N59°13'18"E	249.05'
C13	23.00'	50°52'48"	20.42'	10.94'	N48°31'20"E	19.76'

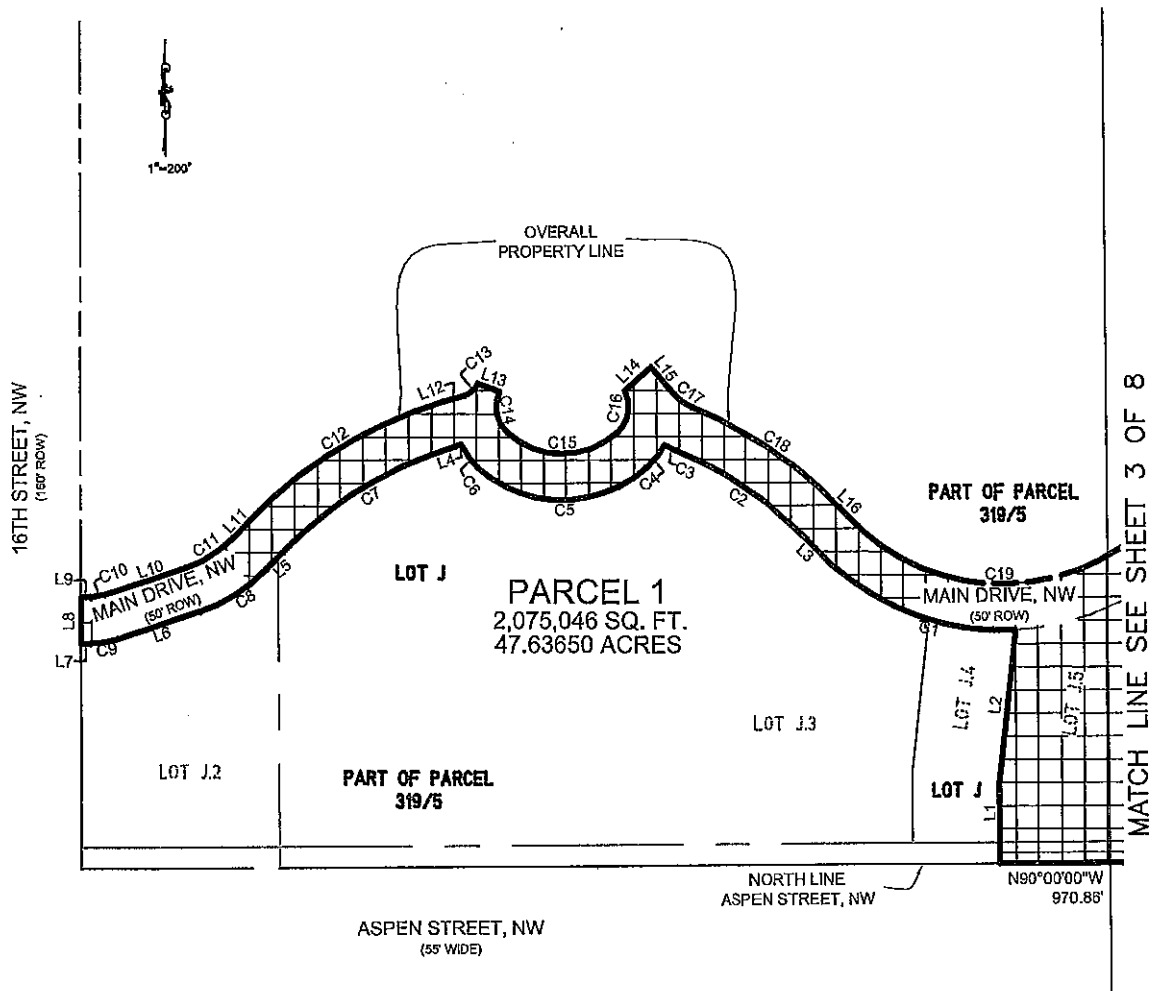
CURVE TABLE						
CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHD BEARING	CHORD
C14	37.50'	74°25'44"	48.71'	28.48'	S10°49'33"E	45.36'
C15	91.50'	82°59'01"	132.52'	80.93'	S89°32'01"E	121.24'
C16	37.50'	76°02'57"	49.77'	29.32'	N10°57'06"E	46.20'
C17	50.00'	27°50'54"	24.30'	12.40'	S54°37'43"E	24.06'
C18	459.00'	24°47'08"	198.56'	100.86'	S56°09'36"E	197.01'
C19	240.15'	102°26'20"	429.36'	298.89'	N85°00'48"E	374.42'
C20	1500.00'	8°18'02"	164.95'	82.56'	N36°56'39"E	164.87'
C21	349.29'	6°42'23"	40.88'	20.47'	N86°38'47"E	40.88'
C22	274.29'	16°27'43"	78.81'	39.68'	S81°46'08"W	78.54'
C23	205.95'	24°10'24"	87.32'	44.32'	S85°37'29"W	86.67'
C24	262.50'	10°28'41"	48.01'	24.07'	S27°40'32"W	47.94'
C25	337.49'	5°28'07"	32.21'	16.12'	S02°44'03"W	32.20'

**AMT LLC**  
CONSULTING ENGINEERS  
10 G STREET, NE, SUITE 430, WASHINGTON, DC, 20002  
(202) 289-4545 FAX: (202) 289-5051

DES.  
DRN.  
CHK.  
FILE:  
RR  
BG  
113-383.005

PROPOSED PARCEL 1 EXHIBIT  
**WALTER REED**  
OUT OF PARCEL 319/4 & 319/5  
WASHINGTON, DC

DATE  
**09/23/16**  
SHEET  
**1 OF 8**



# LEGEND:



HATCHING REPRESENTS PROPOSED PARCEL 1

**AMT LLC**  
CONSULTING ENGINEERS  
10 G STREET, NE, SUITE 430, WASHINGTON, DC, 20002  
(202) 289-4545 FAX: (202) 289-5051

DES.  
DRN.  
CHK.  
FILE:

RR  
BG

113-383.005

PROPOSED PARCEL 1 EXHIBIT

**WALTER REED**  
**OUT OF PARCEL 319/4 & 319/5**  
**WASHINGTON, DC**

DATE  
**09/23/16**

SHEET  
**2 OF 8**



**MATCH LINE SEE SHEET 2 OF 8**

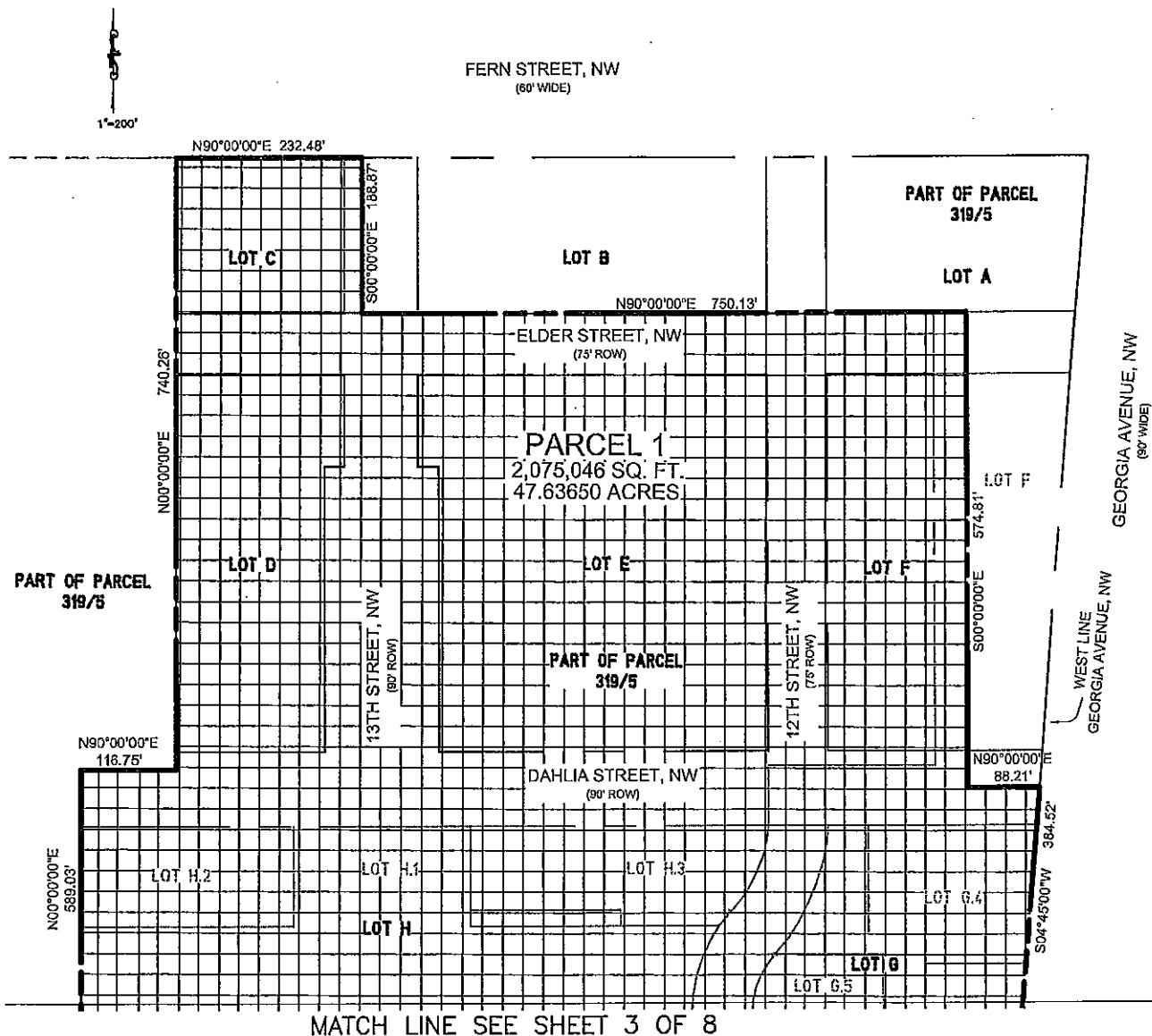


**AMT LLC**  
CONSULTING ENGINEERS  
10 G STREET, NE, SUITE 430, WASHINGTON, DC, 20002  
(202) 289-4645 FAX: (202) 289-5051

**PROPOSED PARCEL 1 EXHIBIT**  
**WALTER REED**  
**OUT OF PARCEL 319/4 & 319/5**  
**WASHINGTON, DC**

DATE  
**09/23/16**

SHEET  
**3 OF 8**



# LEGEND:



HATCHING REPRESENTS PROPOSED PARCEL 1

**AMT LLC**  
CONSULTING ENGINEERS  
10 G STREET, NE, SUITE 430, WASHINGTON, DC, 20002  
(202) 289-4545 FAX: (202) 289-5061

DES.  
ORN. **RR**  
CHK. **BG**  
FILE:  
113-383.005

PROPOSED PARCEL 1 EXHIBIT  
**WALTER REED**  
OUT OF PARCEL 319/4 & 319/5  
WASHINGTON, DC

DATE  
**09/23/16**  
SHEET  
**4 OF 8**

**Description of Proposed Parcel 1  
Out of Part of Parcel 319/4 & Parcel 319/5  
September 23, 2016**

Being part of Parcel 319/4 & Parcel 319/5 more particularly described as follows:

**Commencing** at the southeast corner of said Parcel 319/5, said point also being the intersection of the north line of Aspen Street, N.W. (55' wide) and the west line of Georgia Avenue, N.W. (90' wide); thence **N 90°00'00" W 540.05 feet** to the **Point of Beginning**; thence

**N 90°00'00" W 970.86 feet**; thence

**N 00°00'00" E 89.61 feet**; thence

**N 06°49'24" E 163.44 feet**; to a point on a curve to the right on the southern right of way of Main Drive, N.W. (75' wide); thence running on the southern right of way of said drive the following courses and distances

**247.09 feet** along the arc of said curve to the right having a radius of **290.15 feet** and a chord that bears **N 68°09'49" W for 239.69 feet** through a central angle of **48°47'34"**; thence

**N 43°46'02" W 13.68 feet** to a point on a curve to the left; thence

**176.93 feet** along the arc of said curve to the left having a radius of **409.00 feet** and a chord that bears **N 56°09'36" W for 175.55 feet** through a central angle of **24°47'08"** to a point of reverse curvature of a curve to the right; thence

**14.33 feet** along the arc of said curve to the right having a radius of **100.00 feet** and a chord that bears **N 64°26'50" W for 14.32 feet** through a central angle of **08°12'41"**; thence

**31.34 feet** along the arc of said curve to the right having a radius of **87.50 feet** and a chord that bears **S 38°42'54" W for 31.17 feet** through a central angle of **20°31'17"**; thence

**204.94 feet** along the arc of said curve to the right having a radius of **141.50 feet** and a chord that bears **N 89°32'00" W for 187.49 feet** through a central angle of **82°59'01"**; thence

**30.88 feet** along the arc of said curve to the right having a radius of **87.50 feet** and a chord that bears **N 37°55'53" W for 30.72 feet** through a central angle of **20°13'05"**; thence

**S 73°57'34" W 4.86 feet** to a point on a curve to the left; thence

**226.10 feet** along the arc of said curve to the left having a radius of **439.49 feet** and a chord that bears **S 59°13'18" W for 223.61 feet** through a central angle of **29°28'32"**; thence

**S 44°29'02" W 25.46 feet** to a point on a curve to the right; thence

**87.49 feet** along the arc of said curve to the right having a radius of **180.00 feet** and a chord that bears **S 58°24'31" W** for **86.63 feet** through a central angle of **27°50'58"**; thence

**S 72°19'59" W 95.12 feet** to a point on a curve to the right; thence

**30.68 feet** along the arc of said curve to the right having a radius of **100.00 feet** and a chord that bears **S 81°07'24" W** for **30.56 feet** through a central angle of **17°34'51"**; thence

**S 89°54'51" W 11.48 feet** to a point on the eastern right of way of 16<sup>th</sup> Street, N.W. (160' wide); thence running on the eastern right of way of said street

**N 00°05'00" E 50.00 feet** to a point on the north line of Main Drive, N.W. (50' wide); thence running on the northern right of way of said drive the following courses and distances

**N 89°54'51" E 11.33 feet** to a point on a curve to the left; thence

**15.34 feet** along the arc of said curve to the left having a radius of **50.00 feet** and a chord that bears **N 81°07'24" E** for **15.28 feet** through a central angle of **17°34'51"**; thence

**N 72°19'59" E 95.12 feet** to a point on a curve to the left; thence

**63.19 feet** along the arc of said curve to the left having a radius of **130.00 feet** and a chord that bears **N 58°24'31" E** for **62.57 feet** through a central angle of **27°50'58"**; thence

**N 44°29'02" E 25.46 feet** to a point on a curve to the right; thence

**251.82 feet** along the arc of said curve to the right having a radius of **489.50 feet** and a chord that bears **N 59°13'18" E** for **249.05 feet** through a central angle of **29°28'32"**; thence

**N 73°57'34" E 23.63 feet** to a point on a curve to the left; thence

**20.42 feet** along the arc of said curve to the left having a radius of **23.00 feet** and a chord that bears **N 48°31'20" E** for **19.76 feet** through a central angle of **50°52'48"**; thence

**S 70°23'43" E 26.29 feet** to a point on a curve to the left; thence

**48.71 feet** along the arc of said curve to the left having a radius of **37.50 feet** and a chord that bears **S 10°49'33" E** for **45.36 feet** through a central angle of **74°25'44"**; thence

**132.52 feet** along the arc of said curve to the left having a radius of **91.50 feet** and a chord that bears **S 89°32'01" E** for **121.24 feet** through a central angle of **82°59'01"**; thence

**49.77 feet** along the arc of said curve to the left having a radius of **37.50 feet** and a chord that bears **N 10°57'06" E** for **46.20 feet** through a central angle of **76°02'57"**; thence

**N 49°17'44" E 38.87 feet**; thence

**S 40°42'16" E 39.33 feet** to a point on a curve to the left; thence

**24.30 feet** along the arc of said curve to the left having a radius of **50.00 feet** and a chord that bears **S 54°37'43" E for 24.06 feet** through a central angle of **27°50'54"** to a point of reverse curvature of a curve to the right; thence

**198.56 feet** along the arc of said curve to the right having a radius of **459.00 feet** and a chord that bears **S 56°09'36" E for 197.01 feet** through a central angle of **24°47'08"**; thence

**S 43°46'02" E 13.68 feet** to a point on a curve to the left; thence

**429.36 feet** along the arc of said curve to the left having a radius of **240.15 feet** and a chord that bears **N 85°00'48" E for 374.42 feet** through a central angle of **102°26'20"**; thence

**N 33°47'38" E 37.24 feet** to a point on a curve to the right; thence

**164.95 feet** along the arc of said curve to the right having a radius of **1,500.00 feet** and a chord that bears **N 36°56'39" E for 164.87 feet** through a central angle of **6°18'02"**; thence

**N 40°05'40" E 158.37 feet**; thence

**N 00°00'00" E 589.03 feet**; thence

**N 90°00'00" E 116.75 feet**; thence

**N 00°00'00" E 740.26 feet** to the south line of Fern Street N.W. (60' wide); thence on said south line

**N 90°00'00" E 232.48 feet**; thence

**S 00°00'00" E 188.87 feet**; thence

**N 90°00'00" E 750.13 feet**; thence

**S 00°00'00" E 574.81 feet**; thence

**N 90°00'00" E 88.21 feet** to a point on the western right of way of Georgia Avenue, N.W. (90' wide); thence running on the western right of way of said Avenue

**S 04°45'00" W 384.52 feet**; thence

**N 90°00'00" W 146.68 feet**; thence

**S 00°00'00" E 44.36 feet**; thence

**N 90°00'00" E 39.06 feet**; thence

**S 00°00'00" E 95.54 feet**; thence

**S 21°06'49" W 83.55 feet**; thence

**S 00°00'00" E 164.26 feet** to a point on a curve to the right; thence

**40.88 feet** along the arc of said curve to the right having a radius of **349.29 feet** and a chord that bears **N 86°38'47" E for 40.86 feet** through a central angle of **6°42'23"**; thence

**N 90°00'00" E 65.38 feet** to a point on the western right of way of Georgia Avenue, N.W. (90' wide); thence running on the western right of way of said Avenue

**S 04°45'00" W 75.26 feet**; thence

**N 90°00'00" W 59.15 feet** to a point on a curve to the left; thence

**78.81 feet** along the arc of said curve to the left having a radius of **274.29 feet** and a chord that bears **S 81°46'08" W for 78.54 feet** through a central angle of **16°27'43"** to a point of reverse curvature of a curve to the right; thence

**87.32 feet** along the arc of said curve to the right having a radius of **206.95 feet** and a chord that bears **S 85°37'29" W for 86.67 feet** through a central angle of **24°10'24"**; thence

**N 90°00'00" W 79.04 feet**; thence

**S 00°00'00" E 107.56 feet**; thence

**N 90°00'00" W 136.78 feet** to a point on a curve to the left on the eastern right of way of Proposed Roadway, N.W. (75' wide); thence

**48.01 feet** along the arc of said curve to the left having a radius of **262.50 feet** and a chord that bears **S 27°40'32" W for 47.94 feet** through a central angle of **10°28'41"**; thence

**S 71°59'57" E 72.69 feet**; thence

**S 17°50'14" W 84.25 feet**; thence

**N 72°52'30" W 67.70 feet** to a point on the eastern right of way of Proposed Roadway, N.W. (75' wide); thence

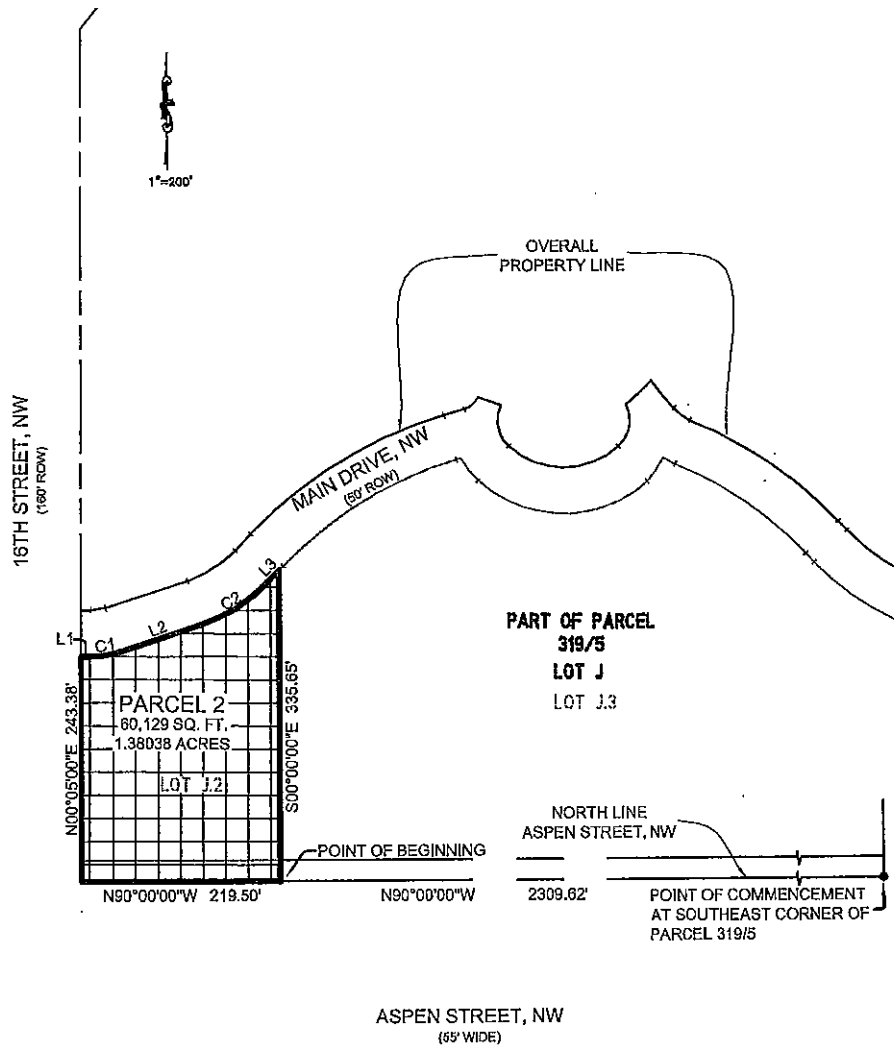
**S 47°58'05" W 122.03 feet** to a point on a curve to the left on the western right of way of Proposed Roadway, N.W. (75' wide); thence running on the western right of way of said roadway the following courses and distances

**32.21 feet** along the arc of said curve to the left having a radius of **337.49 feet** and a chord that bears **S 02°44'03" W for 32.20 feet** through a central angle of **5°28'07"**; thence

**S 00°00'00" E 55.28 feet** to the **Point of Beginning**.

Containing a computed area of **2,075,046 square feet** or **47.63650 acres**.

**Exhibit E-2**  
**Parcel 2 Description**



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N69°54'51"E	11.48'
L2	N72°19'59"E	95.12'
L3	N44°29'02"E	18.62'

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHD BEARING	CHORD
C1	100.00'	17°34'51"	30.68'	15.46'	N81°07'24"E	30.56'
C2	180.00'	27°50'58"	87.49'	44.63'	N58°24'31"E	86.63'

# LEGEND:



HATCHING REPRESENTS PROPOSED PARCEL 2

**AMT LLC**  
CONSULTING ENGINEERS  
10 G STREET, NE, SUITE 430, WASHINGTON, DC, 20002  
(202) 289-4545 FAX: (202) 289-5051

DES.  
DRN.  
CHK.  
FILE:

RR  
BG  
113-383.005

PROPOSED PARCEL 2 EXHIBIT

**WALTER REED**  
**OUT OF PARCEL 319/5**  
**WASHINGTON, DC**

DATE  
**09/23/16**

SHEET  
**1 OF 2**



**Description of Proposed Parcel 2  
Out of Part of Parcel 319/5  
September 23, 2016**

Being part of Parcel 319/5 more particularly described as follows:

**Commencing** at the southeast corner of said Parcel 319/5, said point also being the intersection of the north line of Aspen Street, N.W. (55' wide) and the west line of Georgia Avenue, N.W. (90' wide); thence **N 90°00'00" W 2,309.62 feet** to the **Point of Beginning**; thence

**N 90°00'00" W 219.50 feet** to a point on the eastern right of way of 16<sup>th</sup> Street, N.W. (160' wide); thence running on the eastern right of way of said street

**N 00°05'00" E 243.38 feet** to a point on the southern right of way of Main Drive, N.W. (50' wide); thence running on the southern right of way of said street the following courses and distances

**N 89°54'51" E 11.48 feet** to a point on a curve to the left; thence

**30.68 feet** along the arc of said curve to the left having a radius of **100.00 feet** and a chord that bears **N 81°07'24" E for 30.56 feet** through a central angle of **17°34'51"**; thence

**N 72°19'59" E 95.12 feet** to a point on a curve to the left; thence

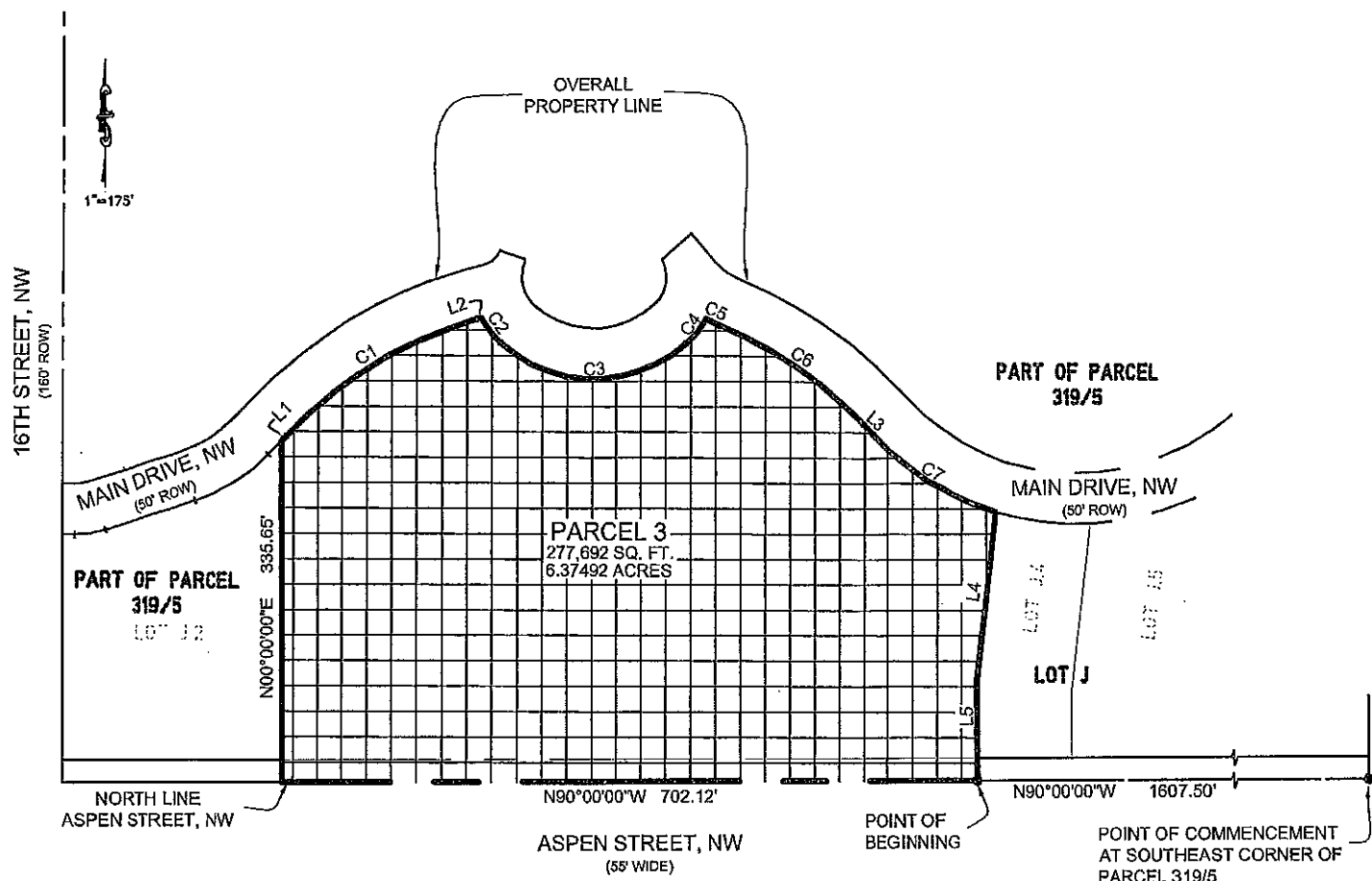
**87.49 feet** along the arc of said curve to the left having a radius of **180.00 feet** and a chord that bears **N 58°24'31" E for 86.63 feet** through a central angle of **27°50'58"**; thence

**N 44°29'02" E 18.62 feet**; thence

**S 00°00'00" E 335.65 feet** to the **Point of Beginning**.

Containing a computed area of **60,129 square feet** or **1.38038 acres**.

**Exhibit E-3**  
**Parcel 3 Description**



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N44°29'02"E	6.84'
L2	N73°57'34"E	4.86'
L3	S43°46'02"E	13.68'
L4	S06°49'24"W	163.03'
L5	S00°00'00"E	102.06'

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHD BEARING	CHORD
C1	439.50	29°28'32"	226.10'	115.61'	N59°13'18"E	223.61'
C2	87.50'	20°13'05"	30.88'	15.60'	S37°55'53"E	30.72'
C3	141.50'	82°59'01"	204.94'	125.15'	S89°32'00"E	187.49'
C4	87.50'	20°31'17"	31.34'	15.84'	N38°42'54"E	31.17'
C5	100.00'	8°12'41"	14.33'	7.18'	S64°26'50"E	14.32'
C6	409.00'	24°47'08"	176.93'	89.87'	S56°09'36"E	175.55'
C7	290.15'	29°28'07"	149.23'	76.31'	S58°30'05"E	147.59'

## LEGEND:



HATCHING REPRESENTS THE PROPOSED PARCEL 3

**AMT** LLC

CONSULTING ENGINEERS  
10 G STREET, NE, SUITE 430, WASHINGTON, DC, 20002  
(202) 289-4545 FAX: (202) 289-5051

DES.  
DRN. RR  
CHK. BG  
FILE: 113-383.005

## PROPOSED PARCEL 3 EXHIBIT

**WALTER REED**  
**OUT OF PARCEL 319/5**  
**WASHINGTON, DC**

DATE  
**09/23/16**

SHEET  
**1 OF 3**

**Description of Proposed Parcel 3  
Out of Part of Parcel 319/5  
September 23, 2016**

Being part of Parcel 319/5 more particularly described as follows:

**Commencing** at the southeast corner of said Parcel 319/5, said point also being the intersection of the north line of Aspen Street, N.W. (55' wide) and the west line of Georgia Avenue, N.W. (90' wide); thence **N 90°00'00" W 1,607.50 feet** to the **Point of Beginning**; thence

**N 90°00'00" W 702.12 feet**; thence

**N 00°00'00" E 335.65 feet** to a point on the southern right of way of Main Drive, N.W. (50' wide); thence running on the southern right of way of said street the following courses and distances

**N 44°29'02" E 6.84 feet** to a point on a curve to the right; thence

**226.10 feet** along the arc of said curve to the right having a radius of **439.50 feet** and a chord that bears **N 59°13'18" E for 223.61 feet** through a central angle of **29°28'32"**; thence

**N 73°57'34" E 4.86 feet** to a point on a curve to the left; thence

**30.88 feet** along the arc of said curve to the left having a radius of **87.50 feet** and a chord that bears **S 37°55'53" E for 30.72 feet** through a central angle of **20°13'05"** and a point on a curve to the left; thence

**204.94 feet** along the arc of said curve to the left having a radius of **141.50 feet** and a chord that bears **S 89°32'00" E for 187.49 feet** through a central angle of **82°59'01"** and a point on a curve to the left; thence

**31.34 feet** along the arc of said curve to the left having a radius of **87.50 feet** and a chord that bears **N 38°42'54" E for 31.17 feet** through a central angle of **20°31'17"** and a point on a curve to the left; thence

**14.33 feet** along the arc of said curve to the left having a radius of **100.00 feet** and a chord that bears **S 64°26'50" E for 14.32 feet** through a central angle of **08°12'41"** to a point of reverse curvature of a curve to the right; thence

**176.93 feet** along the arc of said curve to the right having a radius of **409.00 feet** and a chord that bears **S 56°09'36" E for 175.55 feet** through a central angle of **24°47'08"**; thence

**S 43°46'02" E 13.68 feet** to a point on a curve to the left; thence

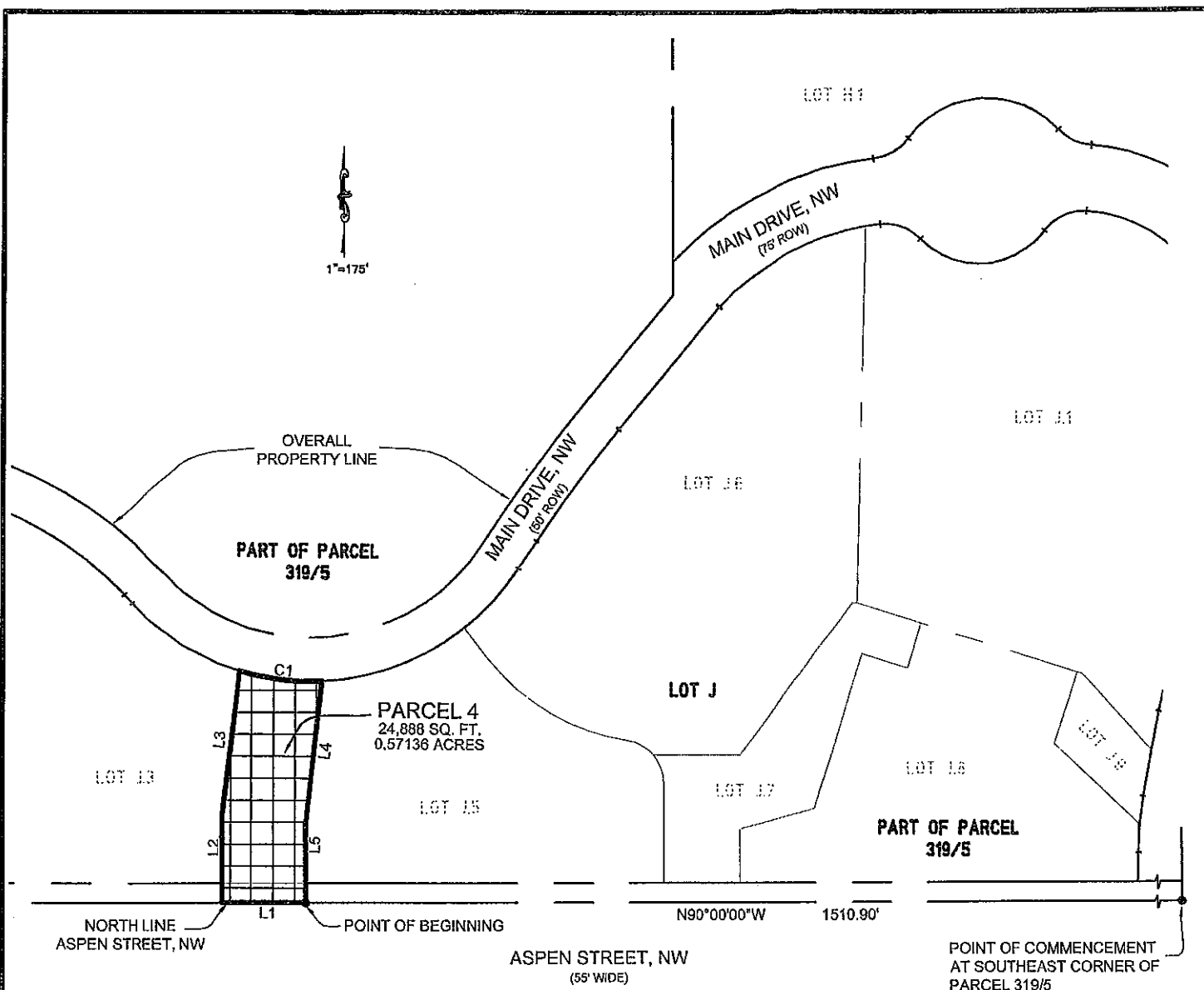
**149.23 feet** along the arc of said curve to the left having a radius of **290.15 feet** and a chord that bears **S 58°30'05" E for 147.59 feet** through a central angle of **29°28'07"**; thence leaving said Main Drive, N.W. (50' wide) and running through, over and across said Parcel 319/5

**S 06°49'24" W 163.03 feet**; thence

**S 00°00'00" E 102.06 feet** to the **Point of Beginning**.

Containing a computed area of **277,692 square feet** or **6.37492 acres**.

**Exhibit E-4**  
**Parcel 4 Description**



CURVE TABLE						
CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHD BEARING	CHORD
C1	290.15'	19°19'27"	97.86'	49.40'	S82°53'52"E	97.40'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N90°00'00"W	96.80'
L2	N00°00'00"E	102.06'
L3	N06°49'24"E	163.03'
L4	S06°49'24"W	163.44'
L5	S00°00'00"E	89.61'

## LEGEND:



HATCHING REPRESENTS THE PROPOSED PARCEL 4

**AMT LLC**  
CONSULTING ENGINEERS  
10 G STREET, NE, SUITE 430, WASHINGTON, DC, 20002  
(202) 289-4545 FAX: (202) 289-6051

DES.  
DRN.  
CHK.  
FILE:

RR  
BG

113-383,005

PROPOSED PARCEL 4 EXHIBIT

**WALTER REED**  
**OUT OF PARCEL 319/5**  
**WASHINGTON, DC**

DATE  
**09/23/16**

SHEET  
**1 OF 2**

**Description of Proposed Parcel 4  
Out of Part of Parcel 319/5  
September 23, 2016**

Being part of Parcel 319/5 more particularly described as follows:

**Commencing** at the southeast corner of said Parcel 319/5, said point also being the intersection of the north line of Aspen Street, N.W. (55' wide) and the west line of Georgia Avenue, N.W. (90' wide); thence **N 90°00'00" W 1,510.90 feet** to the **Point of Beginning**; thence

**N 90°00'00" W 96.60 feet**; thence

**N 00°00'00" E 102.06 feet**; thence

**N 06°49'24" W 163.03 feet** to a point on the southern right of way of Main Drive, N.W. (50' wide) and a point on a curve to the left; thence running on the southern right of way of said street

**97.86 feet** along the arc of said curve to the left having a radius of **290.15 feet** and a chord that bears **S 82°53'52" E for 97.40 feet** through a central angle of **19°19'27"**; thence leaving said Main Drive, N.W. (50' wide) and running through, over and across said Parcel 319/5

**S 06°49'24" W 163.44 feet** to a point; thence

**S 00°00'00" E 89.61 feet** to the **Point of Beginning**.

Containing a computed area of **24,888 square feet** or **0.57136 acres**.



**Exhibit E-5**  
**Parcel 5 Description**



**Description of Proposed Parcel 5  
Out of Part of Parcel 319/5  
September 23, 2016**

Being part of Parcel 319/5 more particularly described as follows:

**Beginning** at the southeast corner of said Parcel 319/5, said point also being the intersection of the north line of Aspen Street, N.W. (55' wide) and the west line of Georgia Avenue, N.W. (90' wide); thence

**N 90°00'00" W 540.04 feet**; thence

**N 00°00'00" E 55.28 feet** to a point on a curve to the right; thence

**32.21 feet** along the arc of said curve to the right having a radius of **337.49 feet** and a chord that bears **N 02°44'03" E for 32.20 feet** through a central angle of **5°28'07"** to a point on the western right of way of Proposed Roadway, N.W. (75' wide); thence

**N 47°58'05" E 122.03 feet** to a point on the eastern right of way of said Proposed Roadway; thence

**S 72°52'30" E 67.70 feet**; thence

**N 17°50'14" E 84.25 feet**; thence

**N 71°59'57" W 72.69 feet** to a point on the eastern right of way of said Proposed Roadway and a point on a curve to the right; thence running on the eastern right of way of said roadway

**48.01 feet** along the arc of said curve to the right having a radius of **262.50 feet** and a chord that bears **N 27°40'32" E for 47.94 feet** through a central angle of **10°28'41"**; thence leaving said south line

**N 90°00'00" E 428.69 feet** to a point on the western right of way of Georgia Avenue, N.W. (90' wide); thence running on the western right of way of said Avenue

**S 04°45'00" W 295.35 feet**; to the **Point of Beginning**.

Containing a computed area of **138,987 square feet** or **3.19069 acres**.

**Exhibit E-6**  
**Parcel 6 Description**



**Description of Proposed Parcel 6  
Out of Part of Parcel 319/4 & Parcel 319/5  
September 23, 2016**

Being part of Parcel 319/5 and Parcel 319/4 more particularly described as follows:

**Commencing** at the southeast corner of said Parcel 319/5, said point also being the intersection of the north line of Aspen Street, N.W. (55' wide) and the west line of Georgia Avenue, N.W. (90' wide); thence **N 04°45'00" E 295.35 feet** to the **Point of Beginning**; thence

**N 90°00'00" W 291.91 feet**; thence

**N 00°00'00" E 107.56 feet**; thence

**N 90°00'00" E 79.04 feet** to a point on a curve to the left on the southern right of way of Main Drive, N.W. (75' wide); thence running on the southern right of way of said drive the following courses and distances

**87.32 feet** along the arc of said curve to the left having a radius of **206.95 feet** and a chord that bears **N 85°37'29" E for 86.67 feet** through a central angle of **24°10'24"** to a point of reverse curvature of a curve to the right; thence

**78.81 feet** along the arc of said curve to the right having a radius of **274.29 feet** and a chord that bears **N 81°46'08" E for 78.54 feet** through a central angle of **16°27'43"**; thence

**N 90°00'00" E 59.15 feet** to a point on the western right of way of Georgia Avenue, N.W. (90' wide); thence running on the western right of way of said avenue

**S 04°45'00" W 125.85 feet** to the **Point of Beginning**.

Containing a computed area of **34,040 square feet** or **0.78146 acres**.

**Exhibit E-7**  
**Parcel 7 Description**

1"=175'

PART OF PARCEL 319/5

LOT D

13TH STREET, NW  
(90' ROW)

LOT E

12TH STREET, NW  
(75' ROW)

LOT F

WEST LINE  
GEORGIA AVENUE, NW

DAHLIA STREET, NW  
(90' ROW)

LOT H2

LOT H3

LOT H

LOT H1

LOT G4

LOT G5

12TH STREET, NW  
(75' ROW)

LOT G1

MAIN DRIVE, NW  
(75' ROW)

LOT G2

LOT G3

LOT G4

LOT G5

LOT G6

LOT G7

LOT G8

LOT G9

LOT G10

LOT G11

LOT G12

LOT G13

LOT G14

LOT G15

LOT G16

LOT G17

LOT G18

LOT G19

LOT G20

LOT G21

LOT G22

LOT G23

LOT G24

LOT G25

LOT G26

LOT G27

LOT G28

LOT G29

LOT G30

LOT G31

LOT G32

LOT G33

LOT G34

LOT G35

LOT G36

LOT G37

LOT G38

LOT G39

LOT G40

LOT G41

LOT G42

LOT G43

LOT G44

LOT G45

LOT G46

LOT G47

LOT G48

LOT G49

LOT G50

LOT G51

LOT G52

LOT G53

LOT G54

LOT G55

LOT G56

LOT G57

LOT G58

LOT G59

LOT G60

LOT G61

LOT G62

LOT G63

LOT G64

LOT G65

LOT G66

LOT G67

LOT G68

LOT G69

LOT G70

LOT G71

LOT G72

LOT G73

LOT G74

LOT G75

LOT G76

LOT G77

LOT G78

LOT G79

LOT G80

LOT G81

LOT G82

LOT G83

LOT G84

LOT G85

LOT G86

LOT G87

LOT G88

LOT G89

LOT G90

LOT G91

LOT G92

LOT G93

LOT G94

LOT G95

LOT G96

LOT G97

LOT G98

LOT G99

LOT G100

LOT G101

LOT G102

LOT G103

LOT G104

LOT G105

LOT G106

LOT G107

LOT G108

LOT G109

LOT G110

LOT G111

LOT G112

LOT G113

LOT G114

LOT G115

LOT G116

LOT G117

LOT G118

LOT G119

LOT G120

LOT G121

LOT G122

LOT G123

LOT G124

LOT G125

LOT G126

LOT G127

LOT G128

LOT G129

LOT G130

LOT G131

LOT G132

LOT G133

LOT G134

LOT G135

LOT G136

LOT G137

LOT G138

LOT G139

LOT G140

LOT G141

LOT G142

LOT G143

LOT G144

LOT G145

LOT G146

LOT G147

LOT G148

LOT G149

LOT G150

LOT G151

LOT G152

LOT G153

LOT G154

LOT G155

LOT G156

LOT G157

LOT G158

LOT G159

LOT G160

LOT G161

LOT G162

LOT G163

LOT G164

LOT G165

LOT G166

LOT G167

LOT G168

LOT G169

LOT G170

LOT G171

LOT G172

LOT G173

LOT G174

LOT G175

LOT G176

LOT G177

LOT G178

LOT G179

LOT G180

LOT G181

LOT G182

LOT G183

LOT G184

LOT G185

LOT G186

LOT G187

LOT G188

LOT G189

LOT G190

LOT G191

LOT G192

LOT G193

LOT G194

LOT G195

LOT G196

LOT G197

LOT G198

LOT G199

LOT G200

LOT G201

LOT G202

LOT G203

LOT G204

LOT G205

LOT G206

LOT G207

LOT G208

LOT G209

LOT G210

LOT G211

LOT G212

LOT G213

LOT G214

LOT G215

LOT G216

LOT G217

LOT G218

LOT G219

LOT G220

LOT G221

LOT G222

LOT G223

LOT G224

LOT G225

LOT G226

LOT G227

LOT G228

LOT G229

LOT G230

LOT G231

LOT G232

LOT G233

LOT G234

LOT G235

LOT G236

LOT G237

LOT G238

LOT G239

LOT G240

LOT G241

LOT G242

LOT G243

LOT G244

LOT G245

LOT G246

LOT G247

LOT G248

LOT G249

LOT G250

LOT G251

LOT G252

LOT G253

LOT G254

LOT G255

LOT G256

LOT G257

LOT G258

LOT G259

LOT G260

LOT G261

LOT G262

LOT G263

LOT G264

LOT G265

LOT G266

LOT G267

LOT G268

LOT G269



**Description of Proposed Parcel 7  
Out of Part of Parcel 319/5  
September 23, 2016**

Being part of Parcel 319/5 more particularly described as follows:

**Commencing** at the southeast corner of said Parcel 319/5, said point also being the intersection of the north line of Aspen Street, N.W. (55' wide) and the west line of Georgia Avenue, N.W. (90' wide); thence **N 04°45'00" E 496.45 feet** to the **Point of Beginning**; thence

**N 90°00'00" W 65.38 feet** to a point on a curve to the left; thence

**40.88 feet** along the arc of said curve to the left having a radius of **349.29 feet** and a chord that bears **S 86°38'47" W for 40.86 feet** through a central angle of **6°42'23"**; thence

**N 00°00'00" E 164.26 feet**; thence

**N 21°06'49" E 83.55 feet**; thence

**N 00°00'00" E 95.54 feet**; thence

**N 90°00'00" W 39.06 feet**; thence

**N 00°00'00" E 44.36 feet**; thence

**N 90°00'00" E 146.68 feet**; thence

**S 04°45'00" W 381.01 feet** to the **Point of Beginning**.

Containing a computed area of **42,685 square feet** or **0.97991 acres**.

**Exhibit E-8**  
**Parcel 8 Description**

FERN STREET, NW  
(60' WIDE)

N90°00'00"E 750.13'



LOT C

N00°00'00"E  
188.87'

LOT B

PARCEL 8  
141,677 SQ. FT.  
3.25246 ACRES

LOT A

S00°00'00"E  
188.87'

ELDER STREET, NW  
(75' ROW)

POINT OF BEGINNING

N80°00'00"W  
135.97'

PART OF PARCEL  
319/5

LOT D

13TH STREET, NW  
(90' ROW)

LOT E

12TH STREET, NW  
(75' ROW)

LOT F

N04°45'00"E  
1,838.78'

DAHLIA STREET, NW  
(90' ROW)

LOT H.2

LOT H.3

LOT H

LOT H.1

PART OF PARCEL  
319/5

MAIN DRIVE, NW  
(75' ROW)

12TH STREET, NW  
(75' ROW)

LOT G.5

LOT G

LOT G.4

LOT G.1

GEORGIA AVENUE, NW  
(90' WIDE)

POINT OF COMMENCEMENT  
AT SOUTHEAST CORNER OF  
PARCEL 319/5

NORTH LINE  
ASPEN STREET, NW

LEGEND:



HATCHING REPRESENTS PROPOSED PARCEL 8

**AMT** LLC  
CONSULTING ENGINEERS  
10 G STREET, NE, SUITE 430, WASHINGTON, DC, 20002  
(202) 289-4545 FAX (202) 289-6061

DES.	
DRN.	RR
CHK.	BG
FILE:	113-383.005

PROPOSED PARCEL 8 EXHIBIT

**WALTER REED**  
**OUT OF PARCEL 319/5**  
**WASHINGTON, DC**

DATE	09/23/16
SHEET	1 OF 2

**Description of Proposed Parcel 8  
Out of Part of Parcel 319/5  
September 23, 2016**

Being part of Parcel 319/5 more particularly described as follows:

**Commencing** at the southeast corner of said Parcel 319/5, said point also being the intersection of the north line of Aspen Street, N.W. (55' wide) and the west line of Georgia Avenue, N.W. (90' wide); thence **N 04°45'00" E 1,838.78 feet**; thence **N 90°00'00" W 135.97 feet**; to the **Point of Beginning**; thence

**N 90°00'00" W 750.13 feet**; thence

**N 00°00'00" E 188.87 feet** to the south line of Fern Street N.W. (60' wide); thence on said south line

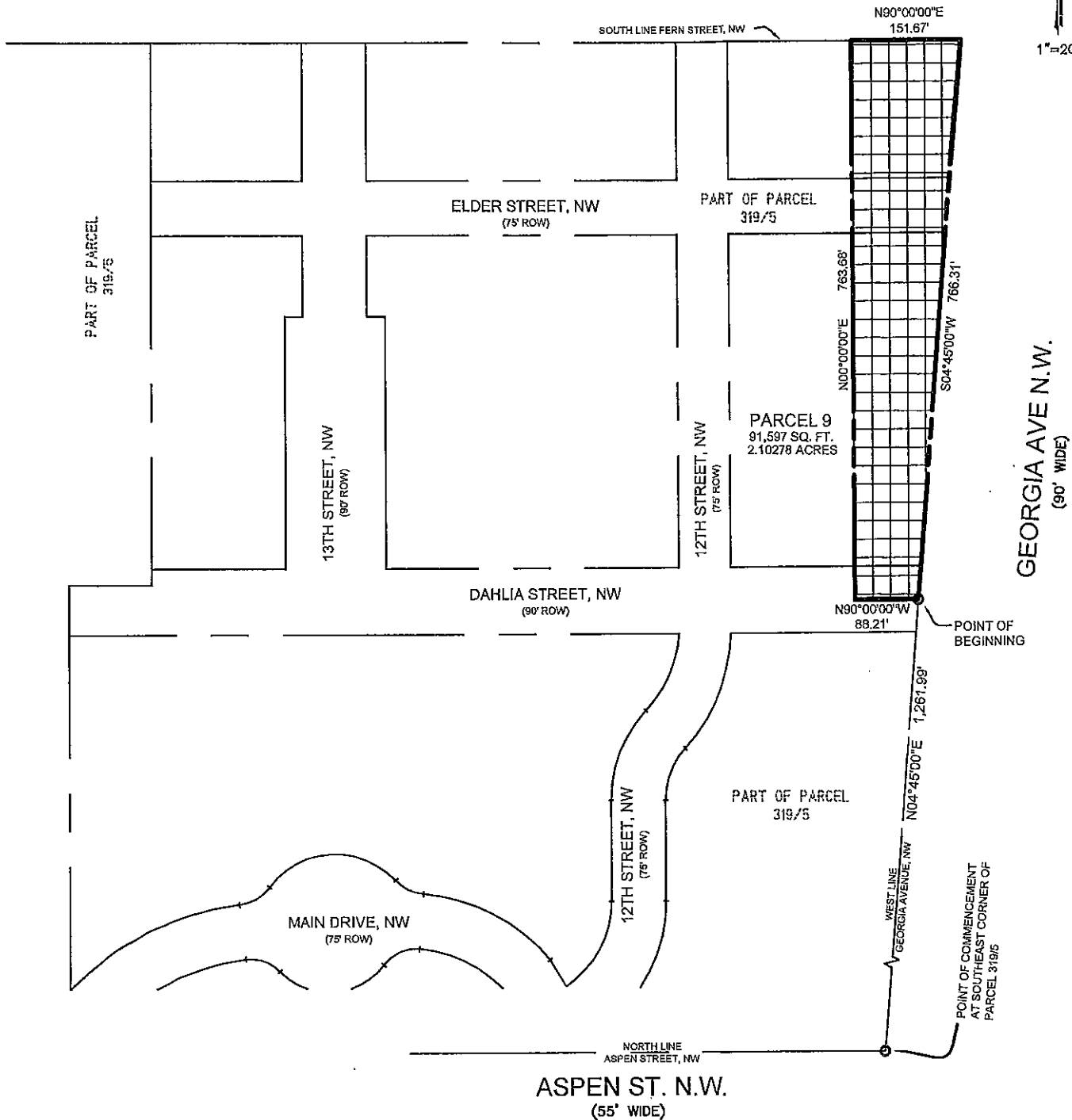
**N 90°00'00" E 750.13 feet**; thence

**S 00°00'00" E 188.87 feet**; to the **Point of Beginning**.

Containing a computed area of **141,677 square feet** or **3.25246 acres**.

**Exhibit E-9**  
**Parcel 9 Description**

FERN STREET, NW  
(60' WIDE)



**AMT LLC**  
CONSULTING ENGINEERS  
10 G STREET, NE, SUITE 430, WASHINGTON, DC, 20002  
(202) 289-4545 FAX: (202) 289-5051

DES.  
DRN.  
CHK.  
FILE:

RR  
BG  
113-383.005

PROPOSED PARCEL 9 EXHIBIT

**WALTER REED**  
**OUT OF PARCEL 319/5**  
**WASHINGTON, DC**

DATE  
**09/19/16**

SHEET  
**1 OF 2**

**Description of Proposed Parcel 9  
Out of Part of Parcel 319/5  
September 23, 2016**

Being part of Parcel 319/5 more particularly described as follows:

**Commencing** at the southeast corner of said Parcel 319/5, said point also being the intersection of the north line of Aspen Street, N.W. (55' wide) and the west line of Georgia Avenue, N.W. (90' wide); thence on said west line **N 04°45'00" E 1,261.99 feet** to the **Point of Beginning**; thence

**N 90°00'00" W 88.21 feet**; thence

**N 00°00'00" E 763.68 feet** to the south line of Fern Street N.W. (60' wide); thence on said south line

**N 90°00'00" E 151.67 feet** to a point on the western right of way of Georgia Avenue, N.W., (90' wide); thence running on the western right of way of said Avenue

**S 04°45'00" W 766.31 feet**; to the **Point of Beginning**.

Containing a computed area of **91,597 square feet** or **2.10278 acres**.

Doc #: 2016117908 Fees: \$31.50  
11/15/2016 11:56 AM Pages: 63  
Filed and Recorded in Official Records of  
WASH DC RECORDER OF DEEDS IDA WILLIAMS

RECORDING FEES	\$25.00
SURCHARGE	\$6.50